

TULSA METROPOLITAN AREA PLANNING COMMISSION

Meeting No. 2757

November 1, 2017, 1:30 PM

**175 East 2nd Street, 2nd Level, One Technology Center
Tulsa City Council Chamber**

CONSIDER, DISCUSS AND/OR TAKE ACTION ON:

Call to Order:

REPORTS:

Chairman's Report:

Work session Report:

Director's Report:

Discuss City Council and Board of County Commission agenda and actions taken and other special projects

1. Minutes of October 18, 2017, Meeting No. 2756

CONSENT AGENDA:

All matters under "Consent" are considered by the Planning Commission to be routine and will be enacted by one motion. Any Planning Commission member may, however, remove an item by request.

2. **LS-21071** (Lot-Split) (CD 8) – Location: Southeast corner of South 77th East Avenue and East 105th Street South
3. **LS-21072** (Lot-Split) (CD 3) – Location: South of the southeast corner of East Apache Street and North Yale Avenue
4. **LS-21073** (Lot-Split) (CD 2) – Location: Southeast corner of South 32nd West Avenue and West 48th Street South (Related to LC-946)
5. **LC-946** (Lot-Combination) (CD 2) – Location: Southeast corner of South 32nd West Avenue and West 48th Street South (Related to LS-21073)
6. **LS-21074** (Lot-Split) (CD 4) – Location: Southeast corner of South Lewis Place and East 16th Street South

7. **LC-948** (Lot-Combination) (CD 1) – Location: South of East Virgin Street between North Quincy Avenue and North Rockford Avenue
8. **PUD-604-3 Julius Puma** (CD 8) Location: Southwest corner of South Sheridan Road East 84th Street South and requesting a **PUD Minor Amendment** to increase dwelling and chimney height

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA:

PUBLIC HEARINGS:

9. **Storage Center I Amended** (CD 2) Minor Subdivision Plat, Location: East of the southeast corner of East 101st Street South and South Delaware Avenue
10. **ML Jones** (CD 3) Preliminary Plat, Location: West of the northwest corner of East Admiral Place and North Garnett Road
11. **Z-7395 Plat Waiver** (CD 6) Location: North of the northeast corner of East 21st Street South and South Garnett Road
12. **CZ-462 Lou Reynolds** (CD 2) Location: North and west of the northwest corner of West 51st Street and South 49th West Avenue requesting rezoning from **AG/RS** to **IM** to permit an Industrial Park.
13. **Z-7415 Helen Barbre-Stephens** (CD 2) Location: West of the southwest corner of West 51st Street and South Union Avenue requesting rezoning from **RS-3** to **CS**
14. **Z-7416 Lou Reynolds** (CD 8) Location: Northwest corner of East 66th Street South and South Yale Avenue requesting rezoning from **OM** to **CH**
15. **CPA-70 Lou Reynolds** (CD 6) Location: North of the northwest corner of East 51st Street South and South 177th East Avenue requesting to amend the Comprehensive Plan Land Use Map from **New Neighborhood** to **Neighborhood Center** (Related to Z-7412) (Continued from October 4, 2017) (**Applicant requests a continuance to December 6, 2017**)
16. **Z-7412 Lou Reynolds** (CD 6) Location: North of the northwest corner of East 51st Street South and South 177th East Avenue requesting rezoning from **AG** to **CS** (Related to CPA-70) (Continued from October 4, 2017) (**Applicant requests a continuance to December 6, 2017**)

17. **CPA-71 Andrew Shank** (CD 7) Location: Southwest corner of East 96th Street South and South Garnett Road requesting to amend the Comprehensive Plan Land Use Map from **New Neighborhood** to **Town Center** (Related to CO-5)
18. **CO-5 Andrew Shank** (CD 7) Location: Southwest corner of East 96th Street South and South Garnett Road requesting **Corridor Development Plan** to allow for redevelopment of the existing uses on the site. (Related to CPA-71)

OTHER BUSINESS

19. Adopt a resolution of the Tulsa Metropolitan Area Planning Commission determining that the Downtown Area Economic Development Project Plan is in conformance with the Tulsa Comprehensive Plan and recommending to the City of Tulsa the approval and adoption of the Downtown Area Economic Development Project Plan. Resolution No. 2757:978.

20. Commissioners' Comments

ADJOURN

CD = Council District

NOTE: If you require special accommodation pursuant to the Americans with Disabilities Act, please notify INCOG (918) 584-7526. Exhibits, Petitions, Pictures, etc., presented to the Planning Commission may be received and deposited in case files to be maintained at Land Development Services, INCOG. Ringing/sound on all cell phones and paggers must be turned off during the Planning Commission.

Visit our website at www.tmapc.org

email address: esubmit@incog.org

TMAPC Mission Statement: The Mission of the Tulsa Metropolitan Area Planning Commission (TMAPC) is to provide unbiased advice to the City Council and the County Commissioners on development and zoning matters, to provide a public forum that fosters public participation and transparency in land development and planning, to adopt and maintain a comprehensive plan for the metropolitan area, and to provide other planning, zoning and land division services that promote the harmonious development of the Tulsa Metropolitan Area and enhance and preserve the quality of life for the region's current and future residents.



Case Number: PUD-604-3
Minor Amendment

Hearing Date: November 1, 2017

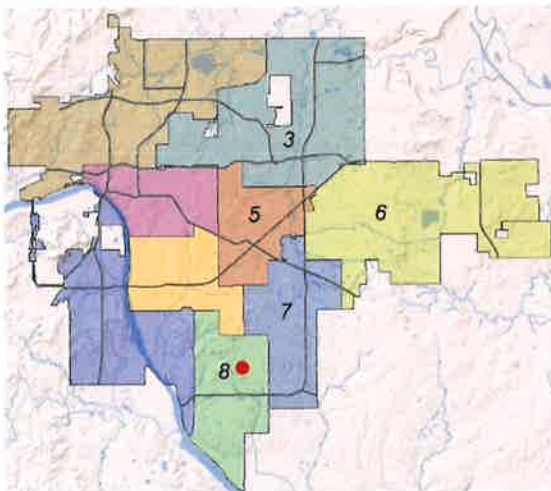
Case Report Prepared by:
 Jay Hoyt

Owner and Applicant Information:

Applicant: Julius Puma

Property Owner: Tom Le

Location Map:
 (shown with City Council Districts)



Applicant Proposal:

Concept summary: PUD minor amendment to increase dwelling and chimney height.

Gross Land Area: 2.05 acres

Location: SW/c South Sheridan Rd and East 84th St South

Lot 9, Block 1 Stonewall Estates

6412 East 84th St South

Zoning:
 Existing Zoning: RE/PUD-604
 Proposed Zoning: No Change

Comprehensive Plan:
 Land Use Map: Existing Neighborhood
 Growth and Stability Map: Stability

Staff Recommendation:
 Staff recommends **approval**.

Staff Data:
 TRS: 8315
 CZM: 53
 Atlas: 1573

City Council District: 8
Councilor Name: Phil Lakin

County Commission District: 3
Commissioner Name: Ron Peters

SECTION I: PUD-604-3 Minor Amendment

STAFF RECOMMENDATION

Amendment Request: Modify the PUD Development Standards to increase the maximum dwelling and chimney height.

The applicant is requesting to increase the allowable dwelling height from 35 feet to 40 feet and increase the allowable chimney height from 45 feet to 49 feet.

Staff Comment: *This request can be considered a Minor Amendment as outlined by Section 30.010.1.2.c(9) of the City of Tulsa Zoning Code.*

"Changes in structure heights, building setbacks, yards, open spaces, building coverage and lot widths or frontages, provided the approved PUD development plan, the approved standards and the character of the development are not substantially altered."

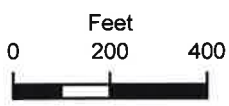
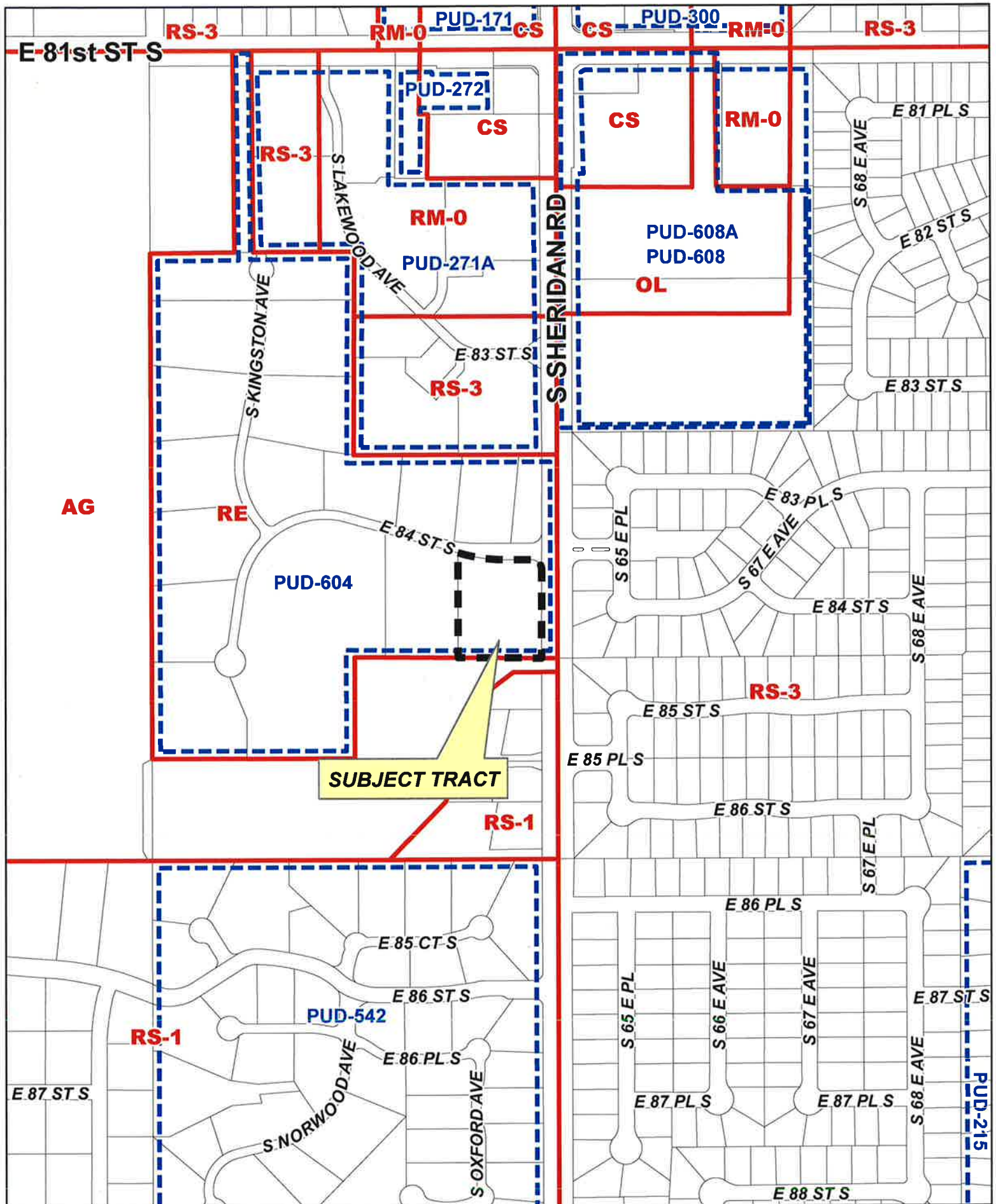
Staff has reviewed the request and determined:

- 1) The requested amendment does not represent a significant departure from the approved development standards in the PUD.
- 2) All remaining development standards defined in PUD-604 and subsequent amendments shall remain in effect.

Exhibits included with staff recommendation:

INCOG zoning case map
INCOG aerial photo
INCOG aerial photo enlarged
Applicant Exterior Elevations
Applicant Site Plan

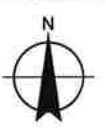
With considerations listed above, staff recommends **approval** of the minor amendment request to increase the allowable dwelling height from 35 feet to 40 feet and increase the allowable chimney height from 45 feet to 49 feet.



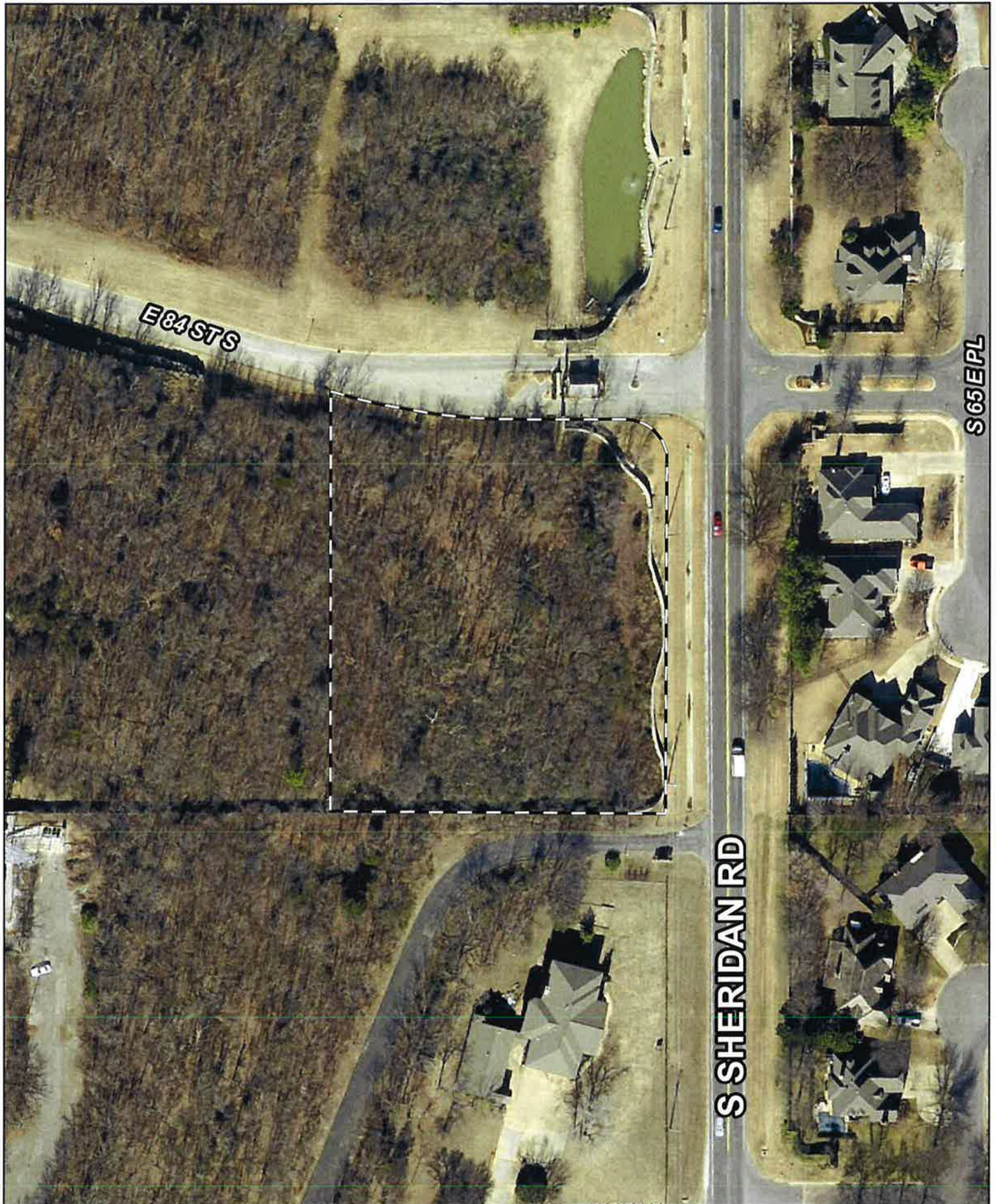
PUD-604-3

18-13 15

8.3







E 84th St

S 65th E Pl

S SHERIDAN RD

0 50 100
Feet



Subject
Tract

PUD-604-3

18-13 15

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2016



FRONT ELEVATION

RIGHT

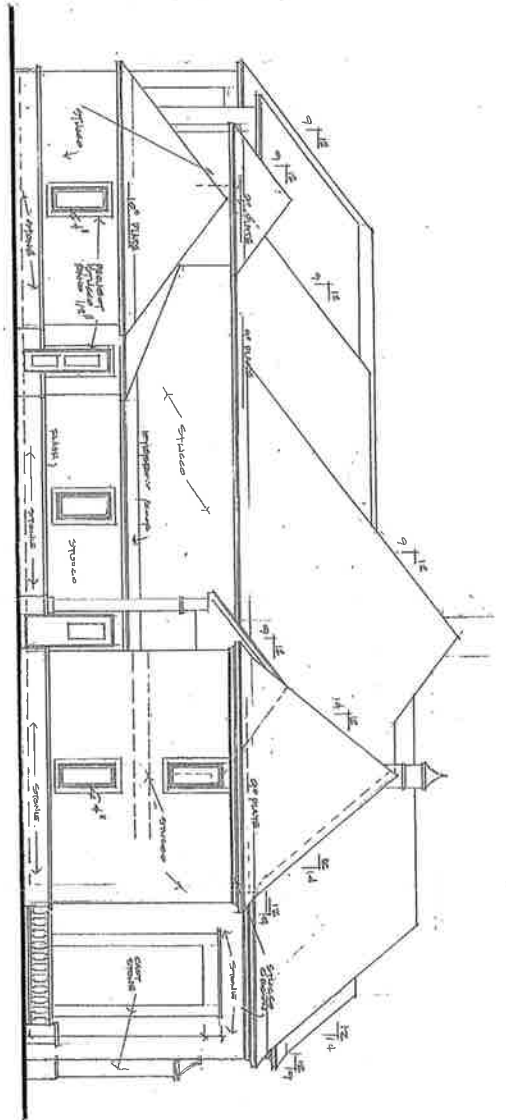
$$5/10 = 1/2$$

R.L. KEITH
&
ASSOCIATES
TULSA, OKLAHOMA
918.481.6052

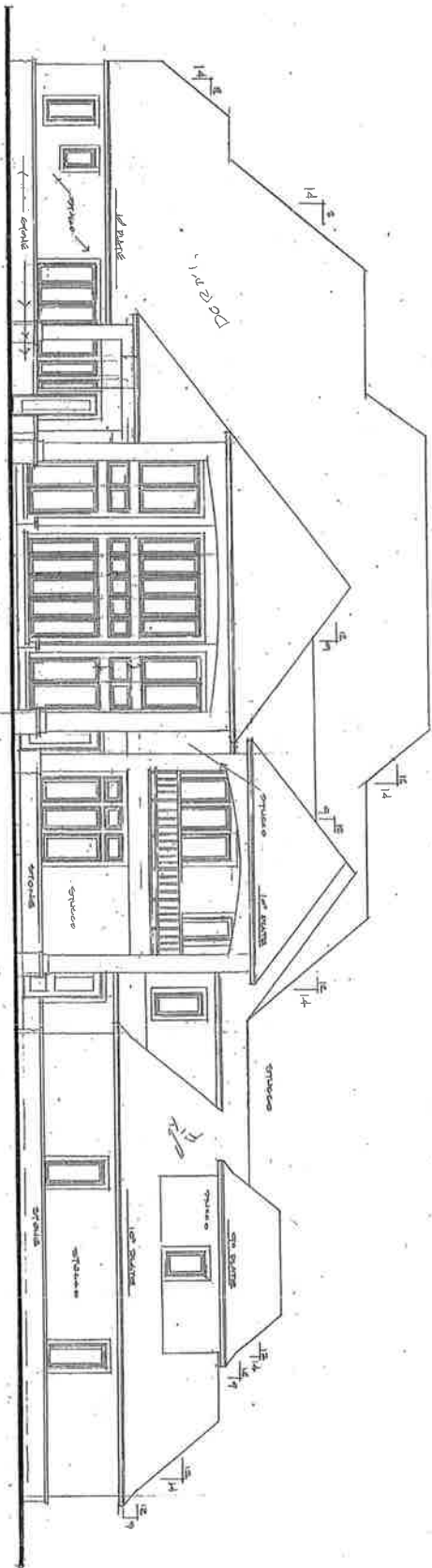
NGUYEN
RESIDENCE

IT IS JUDGED AS A COMPLETE MATTER TO THE
COSMOPOLITAN SOCIETY OF THE PRINCE. THE DO NOT
NECESSARILY HAVE CARE OF THE SOCIAL
REGIMENTS FOR COMPLETION OF THE WORK.
THE DIRECTION IS SOLELY RESPONSIBLE FOR
THE QUALITY OF CONSTRUCTION. CONSIDERING
DETAILS, ACCURACY OF THE WORK, STRENGTH
AND QUALITY OF THE CONSTRUCTION AND
CONSTRUCTION OF THE WORK.

[illegible]



LEFT
9' 1/2" x 11' 3"



REAR
9' 1/2" x 11' 3"

8.7

4

3380

3380

R.L. KEITH
&
ASSOCIATES
TULSA, OKLAHOMA
918.481.6052

NGUYEN
RESIDENCE

NGUYEN
RESIDENCE

THIS DRAWING IS A CONCEPT INDICATING THE
GENERAL APPEARANCE OF THE PROJECT. IT DOES NOT
NECESSARILY INDICATE THE EXACT SIZE AND
DIMENSIONS OF THE PROJECT. THE ARCHITECT
TAKES NO RESPONSIBILITY FOR THE ACCURACY OF
THE INFORMATION CONTAINED HEREIN. THE
ARCHITECT'S OFFICE SHALL NOT BE RESPONSIBLE
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SHALL NOT BE RESPONSIBLE FOR THE ACCURACY
OF THE INFORMATION CONTAINED HEREIN.



Tulsa Metropolitan Area
Planning Commission

Case : Storage Center I Amended

Hearing Date: November 1, 2017
(Continued from October 19, 2017)

Case Report Prepared by:

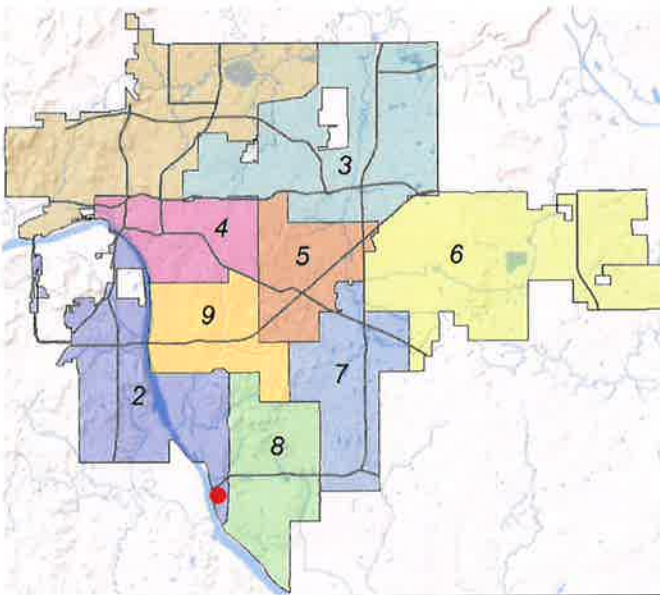
Nathan Foster

Owner and Applicant Information:

Applicant: Select Design, Ryan McCarty

Owner: Storage Center, LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Minor Subdivision Plat

1 lot, 1 block, 4.5+ acres

Location: East of the southeast corner of
East 101st Street and South Delaware
Avenue

Zoning: CS

Staff Recommendation:

Staff recommends **approval** of the minor
subdivision plat with conditions

City Council District: 2

Councilor Name: Jeannie Cue

County Commission District: 3

Commissioner Name: Ron Peters

EXHIBITS: Site Map, Aerial, Land Use Map, Growth & Stability Map, Plat Submittal

MINOR SUBDIVISION PLAT

Storage Center I Amended - (CD 2)

East of the southeast corner of East 101st Street and South Delaware Avenue

This plat consists of 1 lot, 1 block on 4.5 ± acres.

The Technical Advisory Committee (TAC) met on October 5, 2017 and provided the following conditions:

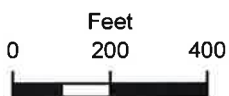
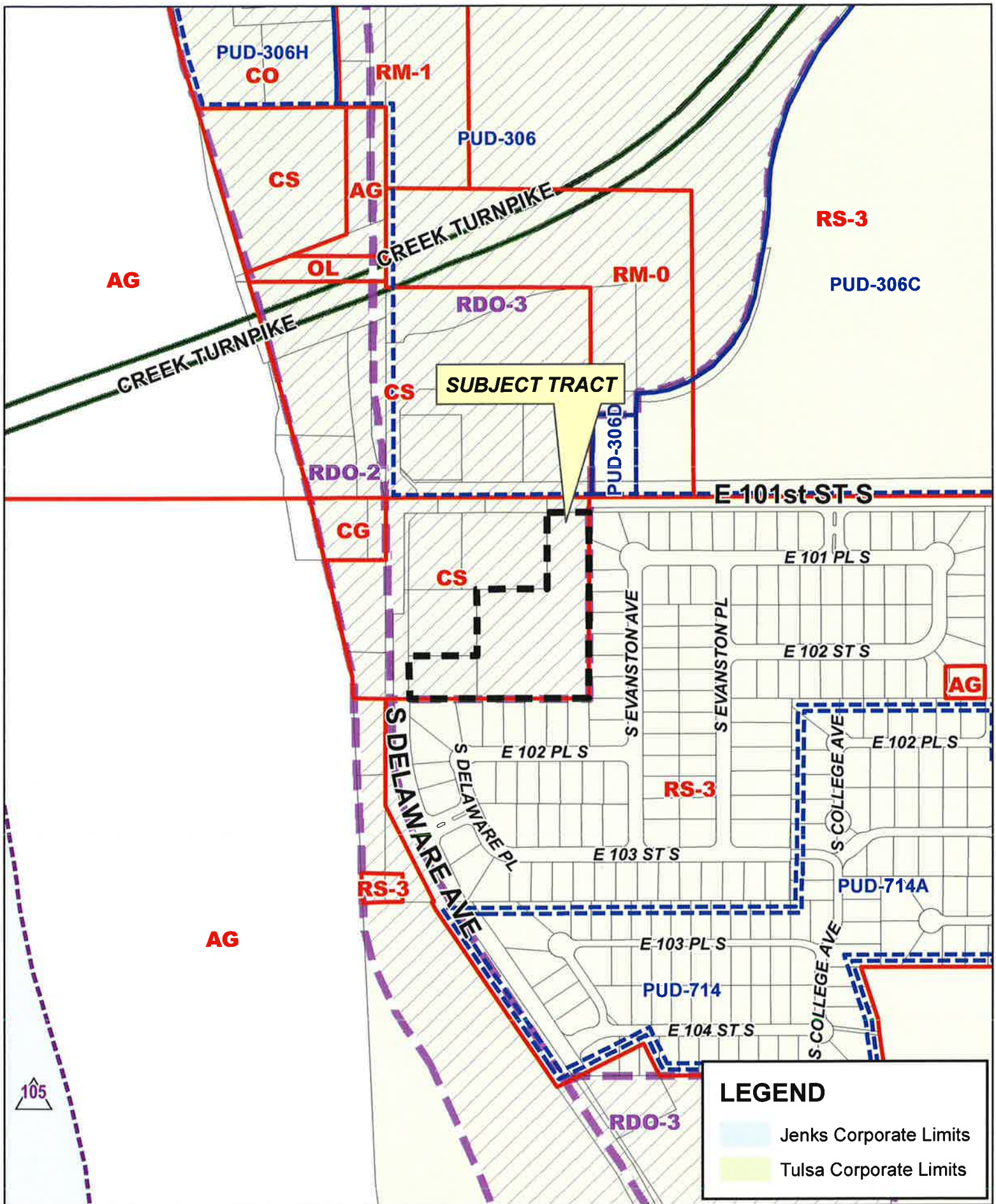
1. **Zoning:** Approved as submitted.
2. **Addressing:** Approved as submitted.
3. **Transportation & Traffic:** Approved as submitted.
4. **Sewer:** Utility easements established by Plat 5308 and highlighted on attached Exhibit A do not currently exist. Easements are required to be filed in place of those easements and in the additional highlighted areas prior to filing.
5. **Water:** Approved as submitted.
6. **Engineering Graphics:** Ensure proper basis of bearing is reflected on the face of the plat.
8. **Stormwater, Drainage, & Floodplain:** Approved as submitted.
9. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** All release letters have been received. Oil & Gas certificate was submitted.

Waivers of Subdivision Regulations:

1. None Requested

Staff recommends **APPROVAL** of the minor subdivision plat subject to the conditions provided by TAC and the requirements of the Subdivisions Regulations.

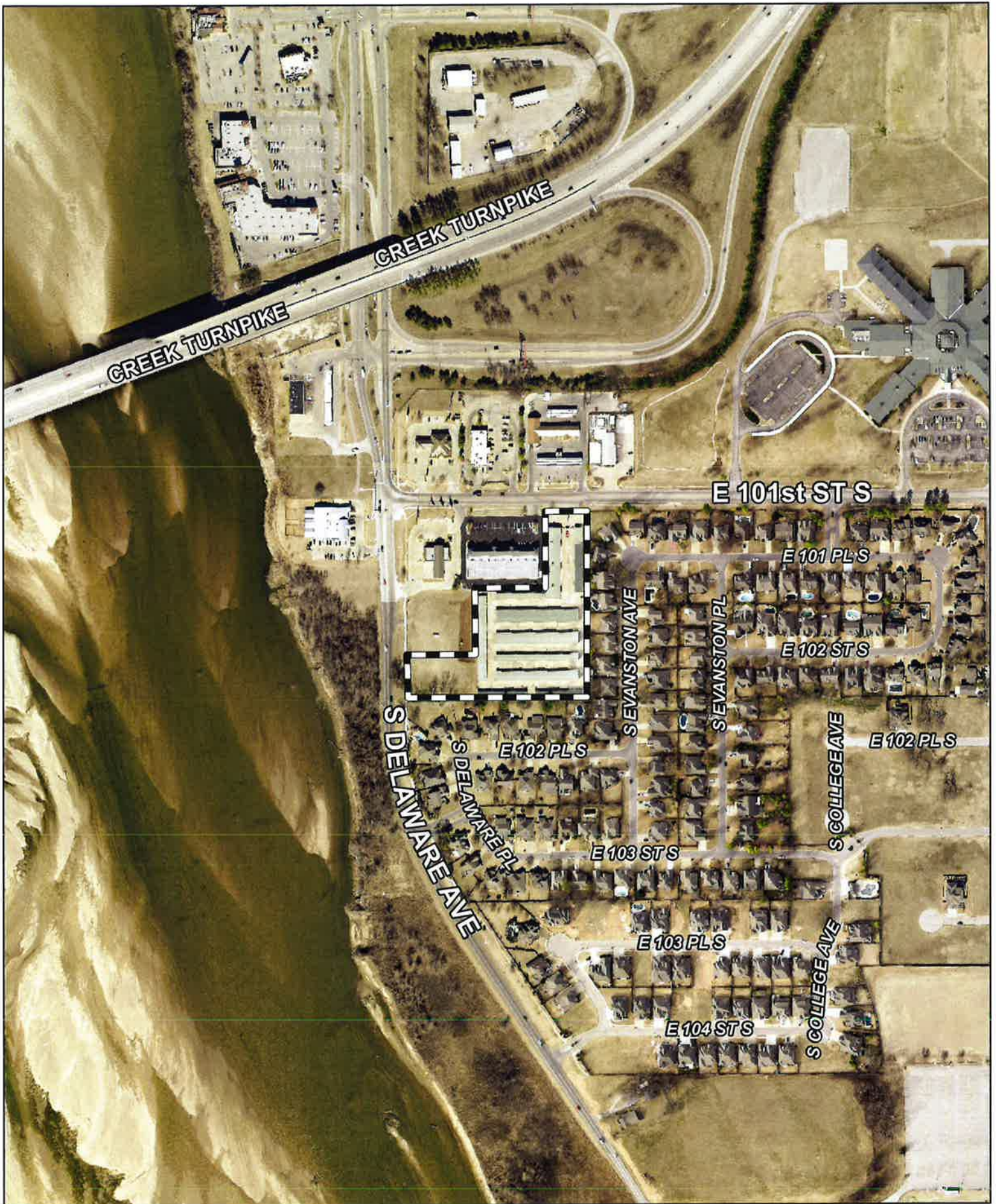
All conditions must be met prior the release and filing of the plat.



18-13 29

STORAGE CENTER I AMENDED

9.3



Feet
0 200 400



Subject
Tract

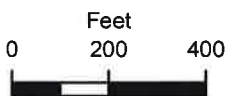
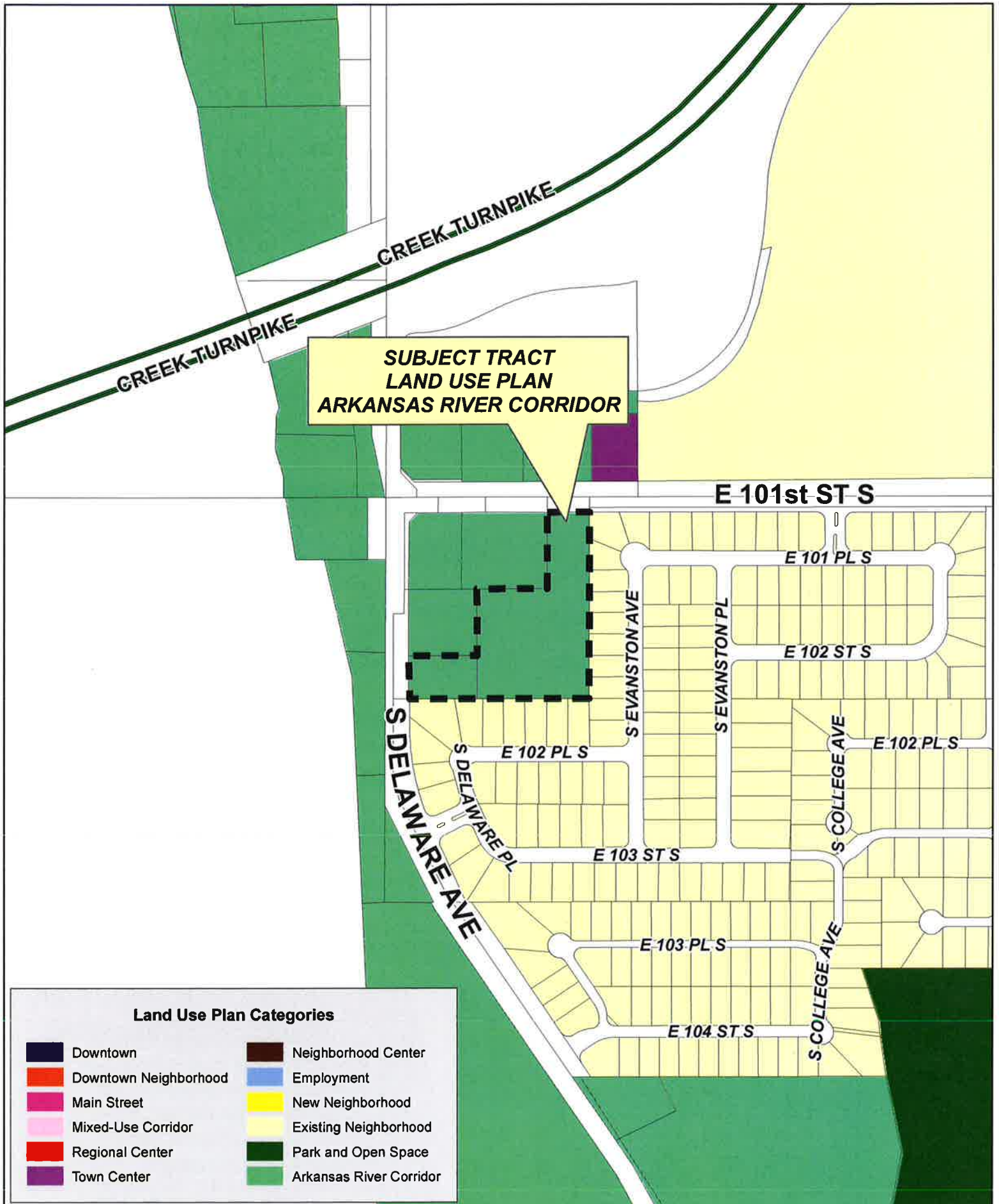
18-13 29

STORAGE CENTER I AMENDED

Note: Graphic overlays may not precisely
align with physical features on the ground.

Aerial Photo Date: February 2016

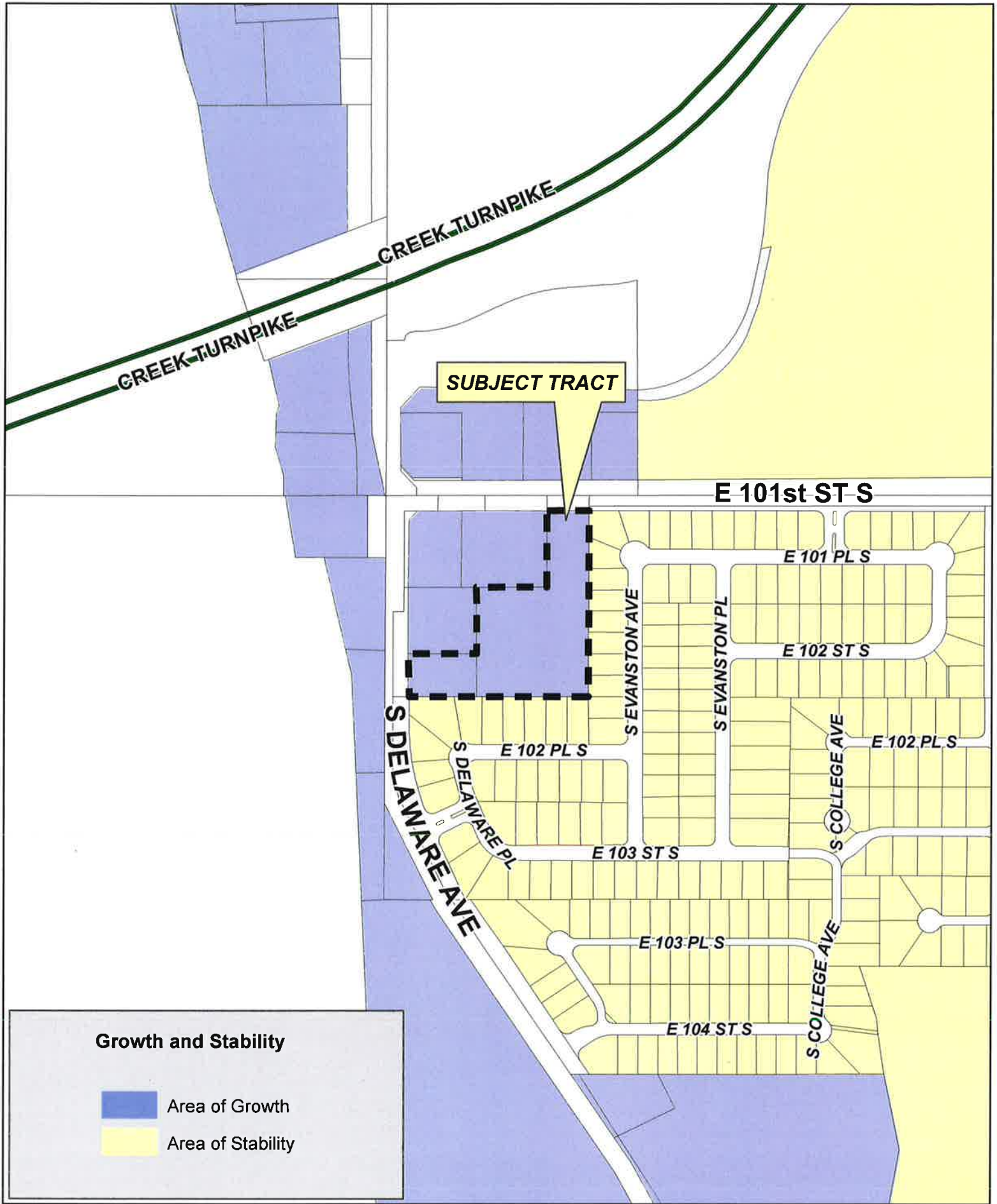




18-13 29

**STORAGE
CENTER I
AMENDED**





Storage Center I Amended

A RE-PLAT OF STORAGE CENTER I AND PART OF RETAIL CENTER II, A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA BEING A PART OF THE NORTHEAST QUARTER (NEA) OF SECTION TWENTY-NINE (29), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

Floodplain Data

PROPERTY IS SITUATED IN SHADY ZONE "X" PER FEMA FLOODPLAIN MAP NO. 87-03206N, DATED OCTOBER 18, 2012.

Basis of Bearings

THE CENTERLINE OF THE ADJACENT QUARTER OF SECTION 28, T-18N, R-13E, IS NORTH 89°42'15" EAST.

Monumentation

ALL CORNERS SHOWN HEREON WERE SET USING A 3/4" x 1/2" IRON PIPE WITH A GREEN PLASTIC CAP STAMPED "FRITZ CAME" AT ALL CORNERS UNLESS NOTED OTHERWISE.

Benchmark (TUL 7)

3" ALUMINUM CAP PUGH SET IN CONCRETE STAMPED "TUL 7" AND "100" IS USED AS A BENCHMARK AND IN THE PARKWAY. ELEVATION = 602.74 (NAD 1983).

Notes

ADDRESSES SHOWN ON THIS PLAT WERE ACCURATE AT THE TIME THIS PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD BE VERIFIED ON IN PLACE OF LEGAL DESCRIPTION.

ALL WATER AND SANITARY SEWER SERVICES WILL BE PROVIDED AND MAINTAINED BY THE CITY OF TULSA, OKLAHOMA.

Legend

BL - BUILDING FOOTPRINT
L.A. - LOT AREA
UE - UTILITY EASEMENT

Owner / Developer

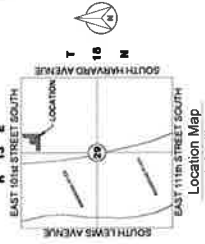
STORAGE CENTER, LLC
6315 E. 10TH STREET
TULSA, OKLAHOMA 74137
PHONE: (918) 638-4682
MR. ROBERT LEMONS

Surveyor

FRITZ LAND SURVEYING, LLC
2017 WEST 91ST STREET
TULSA, OKLAHOMA 74132
PHONE: (918) 231-0575
EMAIL: fritzlandsurveying@gmail.com
C.A. # 5648 EXPIRES 6-30-2018

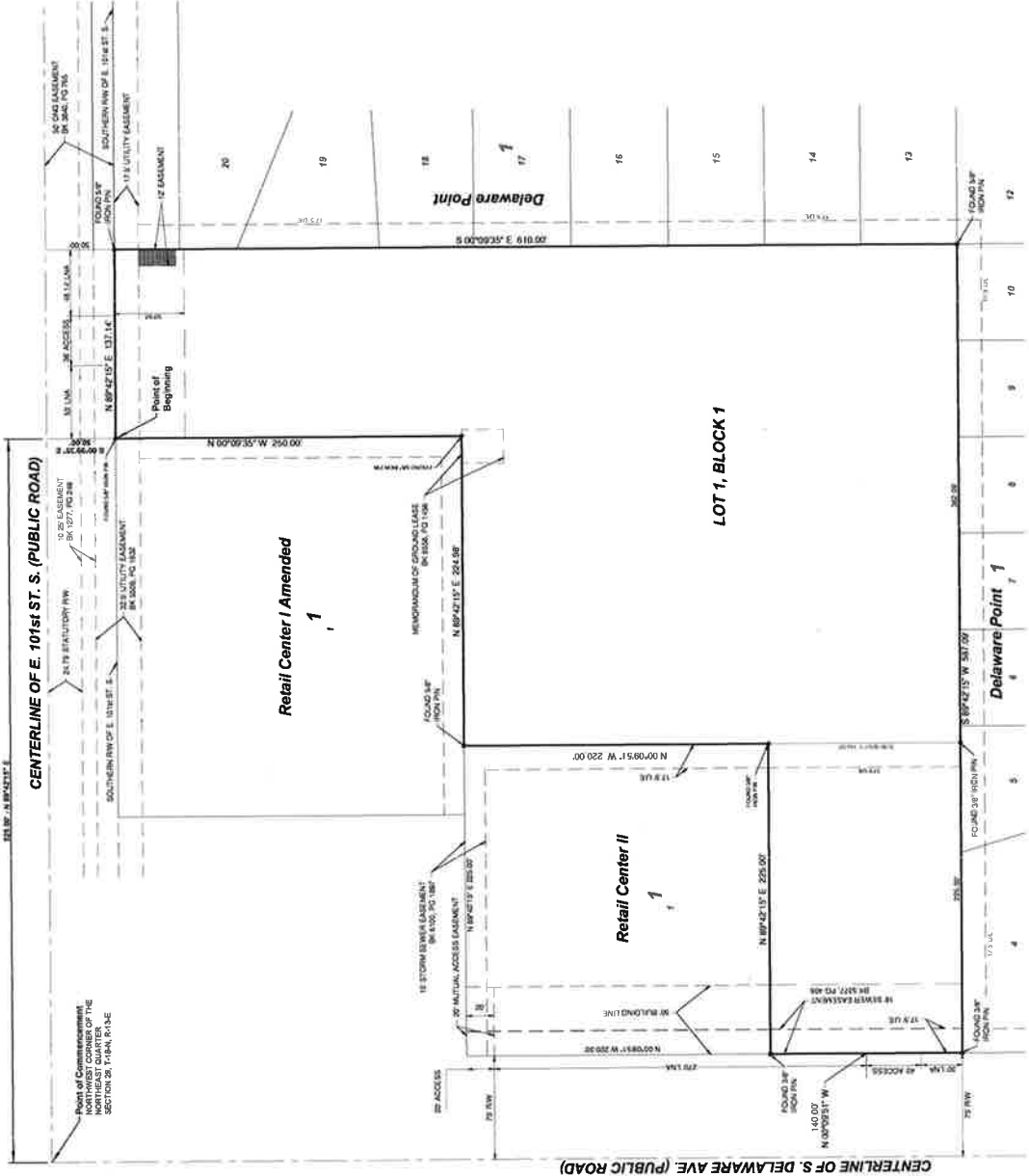
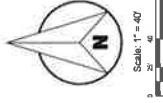
Engineer

ENGINEERED BY DESIGN, PLLC
P.O. BOX 15507
DEL CITY, OKLAHOMA 73155
PHONE: (918) 808-8253
shale@engbydesign.com
C.A. # 7855 EXPIRES 6-30-2018



Subdivision Statistics

SUBDIVISION CONTAINS ONE (1) LOT IN ONE (1) BLOCK
ONCE SUBDIVISION AREA: 196.11 1/4 OF ONE (1) ACRES



FINAL PLAT ENDORSEMENT OF APPROVAL	
TULSA METROPOLITAN AREA PLANNING COMMISSION	
APPROVAL DATE	TIME/DATE
CITY ENGINEER	CITY ENGINEER
COUNCIL OF THE CITY OF TULSA, OKLAHOMA	CITY ENGINEER
APPROVAL DATE	TIME/DATE
CHAIRMAN	CHAIRMAN
MAYOR	MAYOR
ATTY CITY CLERK	ATTY CITY CLERK
CITY ATTORNEY	CITY ATTORNEY
THE APPROVAL OF THIS FINAL PLAT WILL EXPIRE ONE (1) YEAR FROM THE DATE OF THE APPROVAL. IF NOT FILED IN THE OFFICE OF THE COUNTY CLERK BEFORE THAT DATE.	

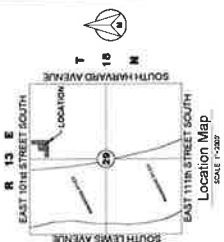
COUNTY TREASURER STAMP

STORAGE CENTER I AMENDED
TULSA, OKLAHOMA
DATE REAPPALED: 02/02/2017

9.7

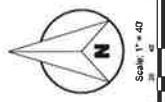
Storage Center | Amended

(18) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.



Subdivision Statistics

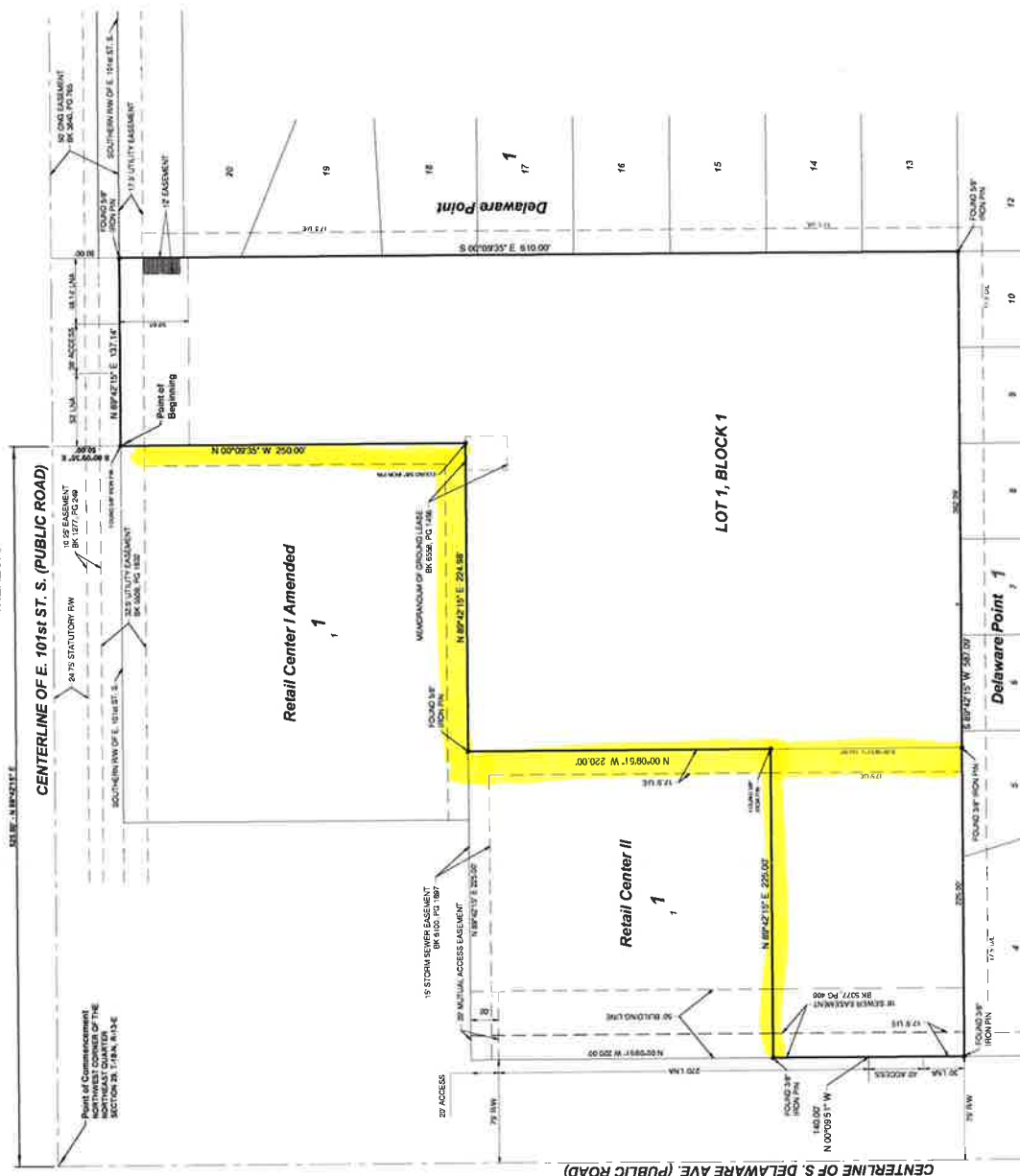
SUBDIVISION CONTAINS ONE (1) LOT IN ONE (1) BLOCK
GROSS SUBDIVISION AREA 100.141 4 SF OR 4.50 ACRES



Scale: 1" = 40'

FINAL PLAT ENDORSEMENT OF APPROVAL	TMAP20200
TULSA METROPOLITAN AREA PLANNING COMMISSION	CITY ENGINEER
	COUNCIL OF THE CITY OF TULSA, OKLAHOMA
APPROVAL DATE _____	APPROVAL DATE _____
	CHAIRMAN
	SEALER
	WATCH
	ATTEST CITY CLERK _____
	CITY ATTORNEY _____
<p>THE APPROVAL OF THIS FINAL PLAT WILL REQUIRE ONE SIGNATURE OF THE CITY ENGINEER AND ONE SIGNATURE NOT FILED IN THE OFFICE OF THE COUNTY CLERK BEFORE THAT DATE</p>	

COUNTY TREASURER STAMP

STORAGE CENTER | AMENDED
Sheet 1 of 2

Floodplain Data

PROPERTY IS SITUATED IN SHADED ZONE 'X' PER FEMA
FLOODPLAIN MAP NO. 47143C000A - DATED OCTOBER 18, 2012

Basis of Bearings

THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 20, T.18 N., R.13 E. AS NORTH 88°21' EAST

Monumentation

ALL CORNERS SHOWN HEREON WERE SET USING A 3/4" x 8" STEEL PIN WITH A GREEN PLASTIC CAP STAMPED "F172 CASAB" AT ALL CORNERS UNLESS NOTED OTHERWISE HEREON.

Benchmark (TUL 7)

8" ALUMINUM CAP FLUSH SET IN CONCRETE STAMPED
"VAL. P. - SET SOUTH OF 11ST STREET AND RIVERIDGE
PARKWAY ELEVATION = 820.74 (NAVD 1988)

Notes

ADDRESSES SHOWN ON THIS PLAT WERE ACCURATE AT THE TIME THIS PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF LEGAL DESCRIPTION.

ALL WATER AND SANITARY SEWER SERVICES WILL BE SUPPLIED AND MAINTAINED BY THE CITY OF TULSA OKLAHOMA

Legend

- BUILDING SETBACK LINE
- LIMITS OF NO ACCESS
- UTILITY EASEMENT

Owner / Developer

STORAGE CENTER, LLC
6315 B EAST 102ND STREET
TULSA, OKLAHOMA 74137
PHONE: (918) 629-4682
MR ROBERT LEMONS

Survivor

FRITZ LAND SURVEYING, LLC
2017 WEST 91ST STREET
TULSA, OKLAHOMA 74132
PHONE: (918) 231-0575
EMAIL: fritzlandsurveying@gmail.com
CA # 5848 EXPIRES 6-30-2018

Engineer

ENGINEERED BY DESIGN, PLLC
P.O. BOX 15567
DEL CITY, OKLAHOMA 73155
PHONE: (816) 809-6253
uhalo@engineeredbydesign.pro
C.A. # 7655 EXPIRES 6-30-2018

9.8



Tulsa Metropolitan Area
Planning Commission

Case : ML Jones

Hearing Date: November 1, 2017

Case Report Prepared by:

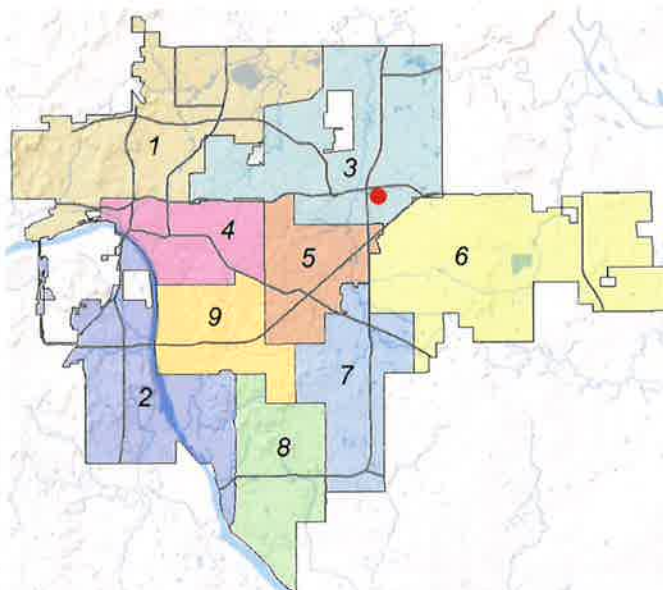
Nathan Foster

Owner and Applicant Information:

Applicant: Select Design, Ryan McCarty

Owner: Storage Center, LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Preliminary Plat

1 lot, 1 block, 2.28+ acres

Location: West of the northwest corner of
East Admiral Place and North Garnett
Road

Zoning: CS

Staff Recommendation:

Staff recommends **approval** of the
preliminary plat

City Council District: 3

Councilor Name: David Patrick

County Commission District: 1

Commissioner Name: John Smaligo

EXHIBITS: Site Map, Aerial, Land Use Map, Growth & Stability Map, Plat Submittal

10.1

PRELIMINARY PLAT

ML Jones - (CD 3)

West of the northwest corner of East Admiral Place and North Garnett Road

This plat consists of 1 lot, 1 block on 2.28 ± acres.

The Technical Advisory Committee (TAC) met on October 19, 2017 and provided the following conditions:

1. **Planning & Zoning:** The property is currently zoned CS (Commercial – Shopping). All lots proposed on the preliminary plat conform to the lot regulations of the CS district. Provide language to accommodate the planned Cooley Creek trail north of the existing sanitary sewer easement.
2. **Addressing:** Graphically label each lot with the assigned address by the City of Tulsa on the final plat. Provide address caveat on face of the plat.
3. **Transportation & Traffic:** No additional dedications are required.
4. **Sewer:** Show or dedicate easement for proposed 8" sanitary sewer line extension on face of the plat.
5. **Water:** Approved as submitted.
6. **Engineering Graphics:** Submit subdivision data control sheet with final plat. Under the basis of bearings heading state the coordinate system used to survey the property and include/state the bearing angle between two known points. Add all platted properties to the location map and label all other land unplatted within the section. Remove all parcel lines from the location map and only include platted boundaries. Provide a north arrow for the location map. Label the point of beginning (POB). Add "State of" before Oklahoma in the plat subtitle. Remove contours from final plat.
8. **Stormwater, Drainage, & Floodplain:** Approved as submitted.
9. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** All release letters have been received. Oil & Gas certificate was submitted.

Waivers of Subdivision Regulations:

1. None Requested

Staff recommends **APPROVAL** of the preliminary plat subject to the conditions provided by TAC and the requirements of the Subdivisions Regulations.

M.L. Jones

A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA BEING A PART OF THE NORTHEAST QUARTER (NE4) OF SECTION SIX (6), TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN.

Subdivision Statistics

SUBDIVISION CONTAINS ONE (1) LOT IN ONE (1) BLOCK
GROSS SUBDIVISION AREA: 89,469.89 SF / 2.283 ACRES

Basis of Bearings

THE BASIS OF BEARINGS FOR SAID TRACT IS THE OK STATE PLANE ZONE NORTH
AND THE SOUTH LINE OF GOVERNMENT LOT 1 AS S 89°42'30" W

Monumentation

ALL CORNERS SHOWN HEREON WERE SET USING A 3/8" x 18" STEEL PIN WITH A
GREEN PLASTIC CAP STAMPED "FRITZ CASSAR"

Benchmark

5/8" REBAR - 1 1/2" ALUMINUM CAP-FLUSH- STAMPED "356", SET SE OF THE
INTERSECTION OF W. 121ST ST. S & S. ELM STREET, ELEV = 722.62 (NAVD 1988)
N=395995.22 / E=2567393.76

Legend

BL - BUILDING SETBACK LINE
L.N.A. - LIMITS OF NO ACCESS
ODE - OVERLAND DRAINAGE EASEMENT
UE - UTILITY EASEMENT

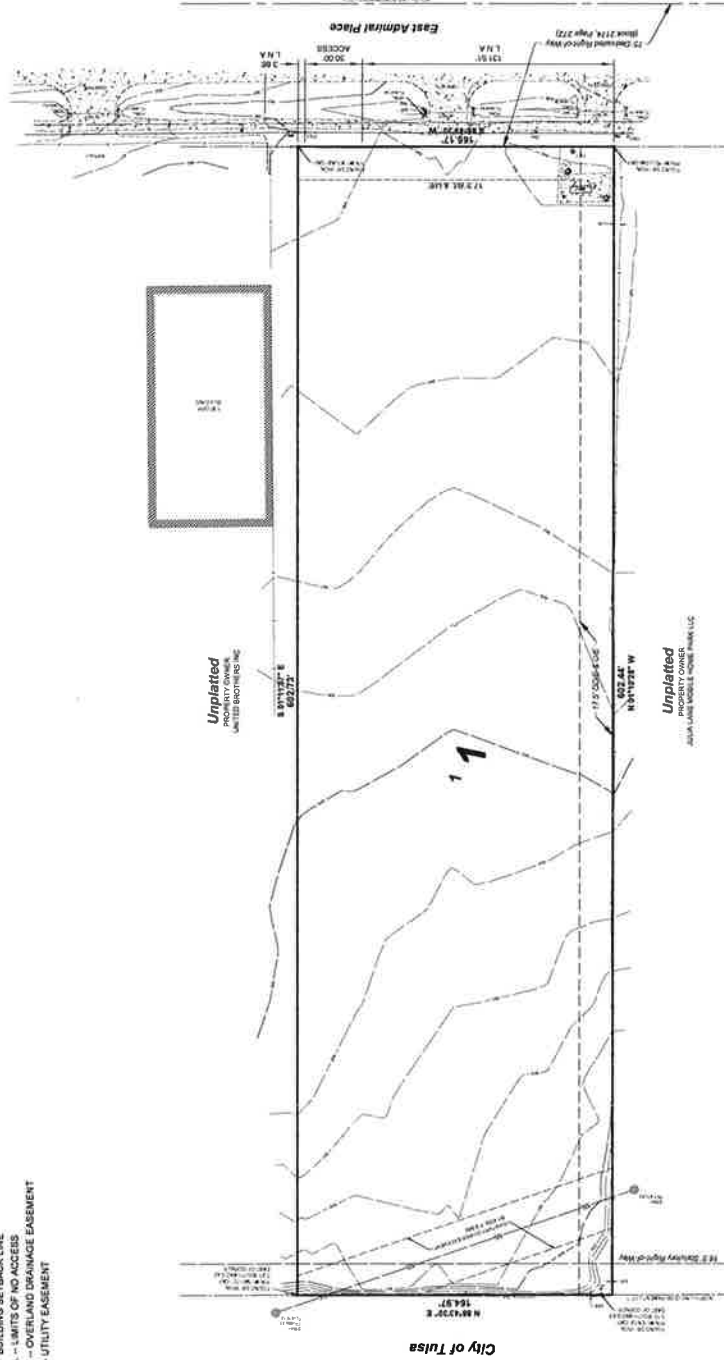
Owner / Developer
WJ HOLDING LLC
8 SOUTH 11TH EAST AVENUE
TULSA, OK 74128
PHONE (918) 830-7260
MR. MICHAEL L. JONES

Engineer
ENGINEERED BY DESIGN, PLLC
P.O. BOX 15597
DEL CITY, OKLAHOMA 74122
PHONE (918) 839-8233
jane@engineeredbydesign.com
C.A. # 11555 EXPIRES 6-30-2018

Surveyor
FRITZ AND ASSOCIATES, LLC
201 WEST PART STREET
TULSA, OKLAHOMA 74122
PHONE (918) 231-5275
EMAIL: fritzandassociates@gmail.com
C.A. # 3648 EXPIRES 6-30-2018



Scale: 1" = 30'

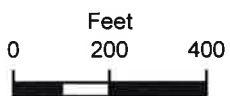
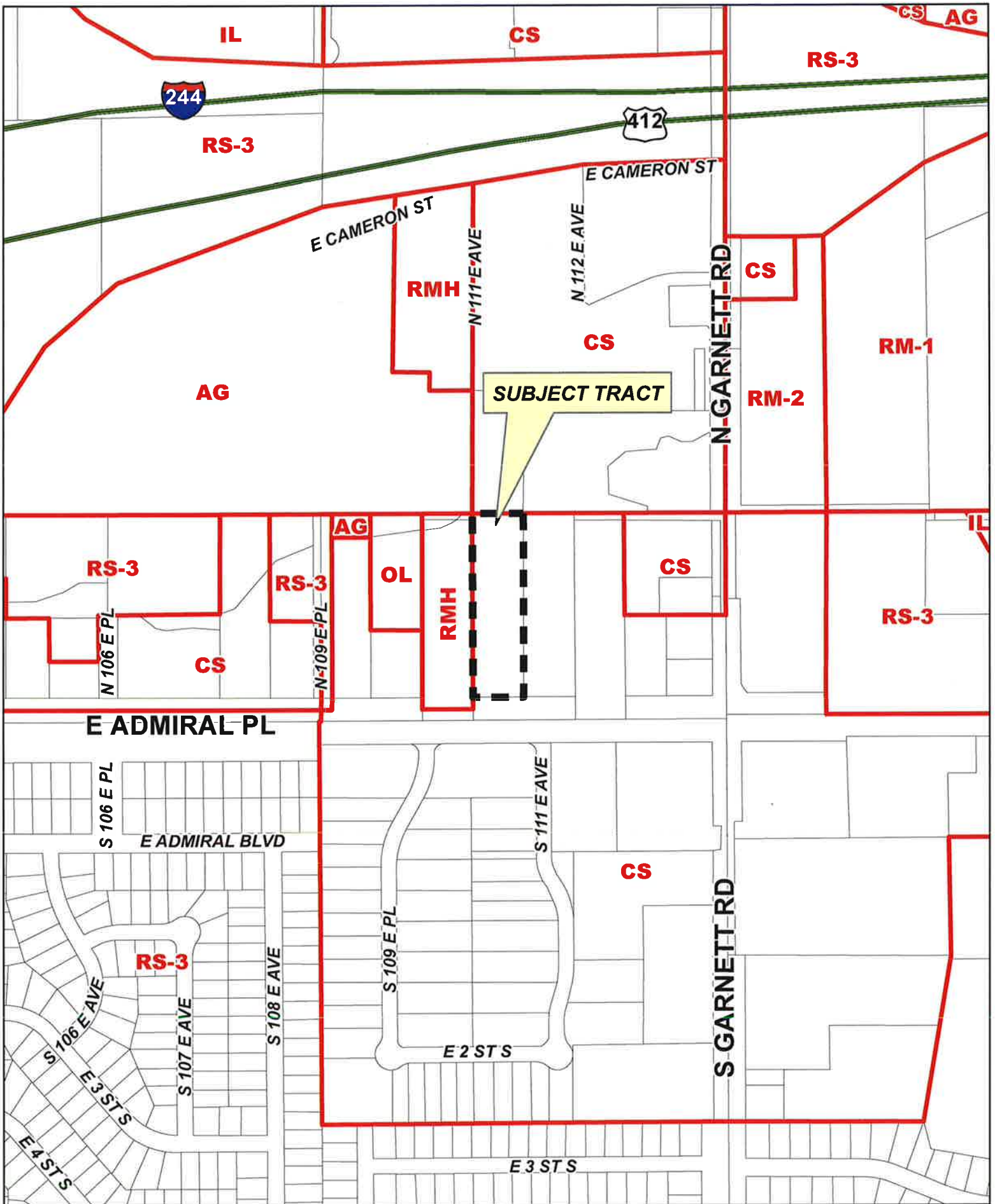


PRELIMINARY PLAT

FINAL PLAT
ENDORSEMENT OF APPROVAL
TULSA METROPOLITAN AREA PLANNING COMMISSION
APPROVAL DATE _____
COUNCIL OF THE CITY OF TULSA
APPROVAL DATE _____
CITY ENGINEER
CITY CLERK
CITY ATTORNEY
CITY TREASURER
CITY COMMISSIONER
CITY MANAGER
CITY CLERK

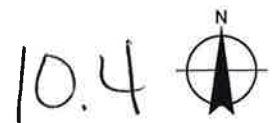
THE APPROVAL OF THIS FINAL PLAT WILL EXPIRE ONE YEAR FROM THE DATE OF CITY COUNCIL APPROVAL. IF NOT REAPPROVED BY THE CITY COUNCIL, THE CITY CLERK SHALL REOPEN THE PLAT FOR RECONSIDERATION.

COUNTY TREASURER STAMP



ML JONES

19-14 06





E ADMIRAL PL

0 50 100
Feet



**Subject
Tract**

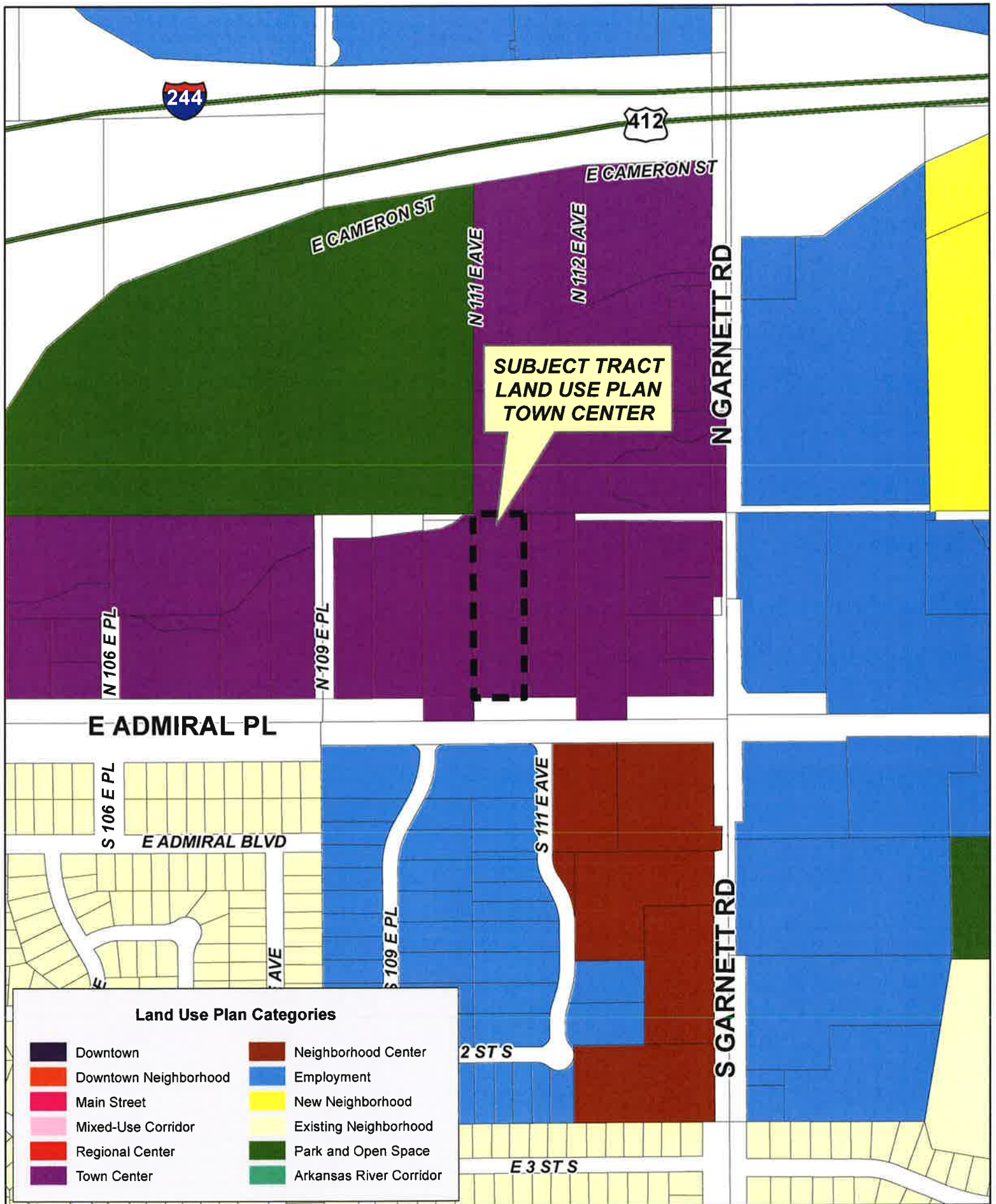
ML JONES

19-14 06

**Note: Graphic overlays may not precisely
align with physical features on the ground.**

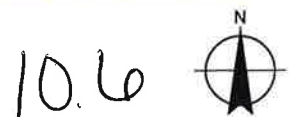
Aerial Photo Date: February 2016

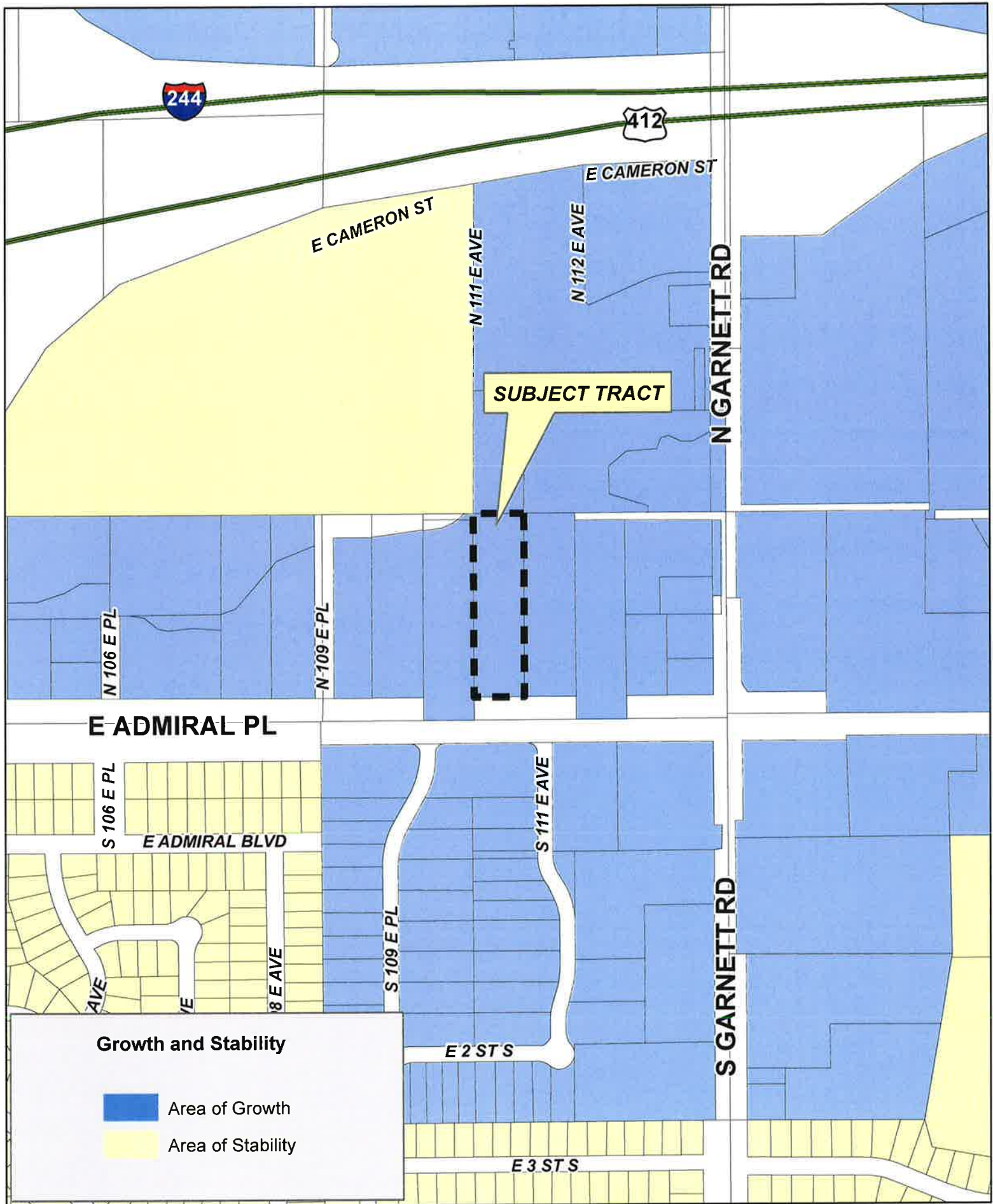




ML JONES

19-14 06





244

412

E CAMERON ST

E CAMERON ST

N 111 E AVE

N 112 E AVE

N GARNETT RD

SUBJECT TRACT

E ADMIRAL PL

S 106 E PL

E ADMIRAL BLVD

AVE

VE

8 E AVE

S 109 E PL

S 111 E AVE

S GARNETT RD

E 2 ST S

E 3 ST S

Growth and Stability



Area of Growth

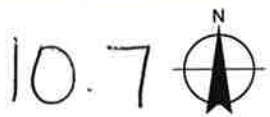


Area of Stability



ML JONES

19-14 06





Tulsa Metropolitan Area
Planning Commission

Case : Z-7395 Plat Waiver

Hearing Date: November 1, 2017

Case Report Prepared by:

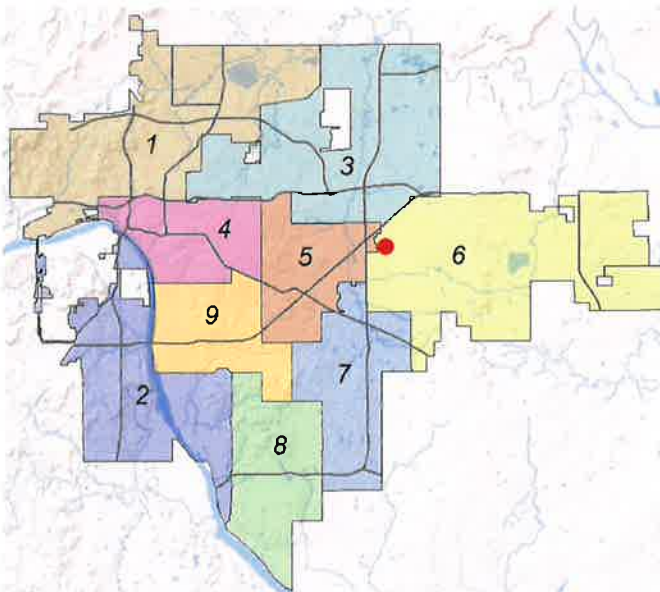
Nathan Foster

Owner and Applicant Information:

Applicant: Stuart E. Van De Wiele

Owner: KHACEB Properties, LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Plat Waiver

Location: North of the northeast corner of
East 21st Street South and South Garnett
Road

Zoning: OM with optional development plan
(Z-7395)

Staff Recommendation:

Staff recommends **approval** of the plat
waiver

City Council District: 6

Councilor Name: Connie Dodson

County Commission District: 1

Commissioner Name: John Smaligo

EXHIBITS: Site Map, Aerial, Applicant Submittal

///

PLAT WAIVER

Z-7395 – (CD 6)

North of the northeast corner of East 21st Street South and South Garnett Road

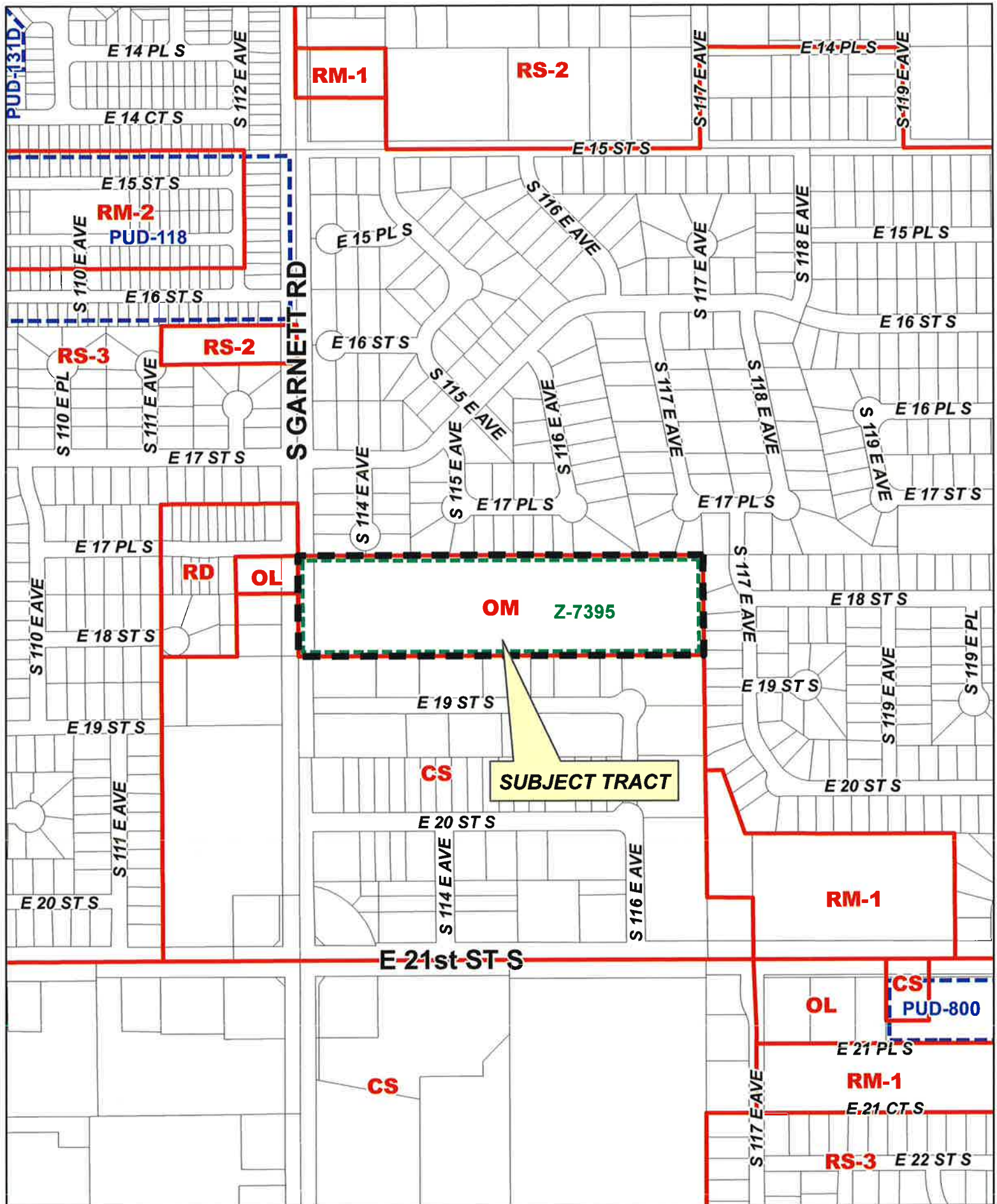
The platting requirement for this property is being triggered by an approved rezoning from RS-3 to OM with an optional development plan.

The Technical Advisory Committee met on October 19, 2017 and the following items were determined:

1. All required right-of-way dedications have been made to comply with the Major Street and Highway Plan.
2. Necessary utilities are all in place and no additional easements will be needed at this time.
3. No additional construction is proposed at this time.
4. No divisions of the property are proposed.
5. There is significant floodplain on the eastern portion of the property. The floodplain is restricted within the optional development plan and should be placed in an easement.

Staff recommends **approval** of the plat waiver with the following conditions:

- A. The approved optional development plan standards be filed of record with the Tulsa County Clerk's office.
- B. The regulatory floodplain existing on the property be placed in the recommended easement.



19-14 08

Z-7395
with Optional
Development Plan

11.3





Feet

0 200 400

Subject
Tract

19-14 08

Z-7395
with Optional
Development Plan

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2016



116 11.4

FOUND PK W/WASHER STAMPED "SWA CA2421"
NORTHWEST CORNER S/W/4 SEC. 8, T19N, R14E



THE FOLLOWING FOUND IN SCHEDULE B TITLE COMMITMENT #17-0131, DATED 01/03/2017 FROM FIRST AMERICAN TITLE INSURANCE COMPANY:
#11 SEWER EASEMENT IN FAVOR OF THE CITY OF TULSA, DATED DECEMBER 12, 1984, IN BOOK 3543 AT PAGE 385.
EASEMENT IN FAVOR OF PUBLIC SERVICE COMPANY OF OKLAHOMA DATED JUNE 15, 1955, FILED IN BOOK 3867 AT PAGE 1354.
RIGHT-OF-WAY EASEMENT IN FAVOR OF PUBLIC SERVICE COMPANY OF OKLAHOMA FILED IN BOOK 3867 AT PAGE 1565
FIRE LANE EASEMENT DATED JUNE 27, 1974 FILED BOOK 4135 AT PAGE 213.

FLOOD PLAIN STATEMENT:

PORTIONS OF THIS PROPERTY ARE LOCATED IN ZONE "AE" AND "XE FLOODWAY" PER FLOOD INSURANCE RATE MAP 4014030263L EFFECTIVE OCTOBER 16, 2012. ZONE "AE" DEFINED AS A 1% ANNUAL CHANCE OF FLOOD HAZARD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD THAT HAS A 1% CHANCE OF BEING EQUAL OR EXCEEDED IN ANY GIVEN YEAR. BASE FLOOD ELEVATIONS DETERMINED.

THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHT.

PORTIONS OF THIS PROPERTY ARE LOCATED IN ZONE "X" (SHADED AREAS) PER FLOOD INSURANCE RATE MAP 4014030263L EFFECTIVE OCTOBER 16, 2012. ZONE "X" (SHADED) DEFINED AS 0.2% ANNUAL CHANCE OF FLOOD HAZARD; AREAS OF 1% ANNUAL CHANCE OF FLOOD HAZARD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; ALSO INCLUDES AREAS PROTECTED BY LEVEES FROM THE 1% CHANCE ANNUAL FLOOD.

AND
PORTIONS OF THIS PROPERTY ARE LOCATED IN ZONE X (UNSHADED AREAS). PER FLOOD INSURANCE RATE MAP 40143C0263L
EFFECTIVE OCTOBER 16, 2012, ZONE X (UNSHADED) DEFINED AS AREA OF MINIMAL CHANCE OF FLOOD HAZARD.
HOWEVER, AS OF MARCH 2ND 2017, ALL STRUCTURES ARE LOCATED IN ZONE "X" UNSHADED

GENERAL NOTES:

ON BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH,
OKLAHOMA STATE PLANE, NORTH ZONE, NAD 83, AS
DETERMINED BY GPS OBSERVATION.

ALL UNITS ARE U.S. SURVEY FEET

NO EFFORT WAS MADE TO LOCATE ANY UNDERGROUND UTILITIES OR ABOVE GROUND EVIDENCE OF UTILITIES.

BOUNDARY SURVEY
SECTION 8, T19N, R14E
TULSA COUNTY, OK



SHEET 1 OF 1

3-2-17

GERALD W. BAKER, PLS #1701
BAKER SURVEYING, LLC
1776 SOUTH UTICA AVENUE
TULSA, OKLAHOMA 74104
OKLAHOMA CA #5816 EXPIRES

OKLAHOMA CA #5816 EXPIRES 6/30/18

11.5



Tulsa Metropolitan Area
Planning Commission

Case Number: CZ-462

Hearing Date: November 1, 2017

Case Report Prepared by:

Jay Hoyt

Owner and Applicant Information:

Applicant: Lou Reynolds

Property Owner: Billy Frazier c/o Eller & Detrich

Location Map:
(shown with County Commission Districts)



Applicant Proposal:

Present Use: vacant

Proposed Use: Industrial Park

Concept summary: Rezone to IM to permit an Industrial Park.

Tract Size: 22.89 \pm acres

Location: North & West of the northwest corner of W. 51st St. S. & S. 49th W. Ave.

Zoning:

Existing Zoning: AG, RS

Proposed Zoning: IM

Comprehensive Plan:

Land Use Map: N/A

Stability and Growth Map: N/A

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 9229

CZM: 45

Atlas: 482 / 481

City Council District: 2

Councilor Name: Jeannie Cue

County Commission District: 2

Commissioner Name: Karen Keith

12.1

SECTION I: CZ-462

DEVELOPMENT CONCEPT: Rezone from AG and RS to IM in order to permit the development of an industrial park. Current planned uses include storage and warehousing, however other, compatible uses may be included when the park becomes fully developed.

EXHIBITS:

INCOG Case map
INCOG Aerial

DETAILED STAFF RECOMMENDATION:

CZ-462 is non injurious to the existing proximate properties and;

CZ-462 is consistent with the anticipated future development pattern of the surrounding property therefore;

Staff recommends Approval of CZ-462 to rezone property from AG, RS to IM.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The subject lots are located within Special District 6 of the Tulsa County District 9 Plan. The plan states that industrial development should be encouraged to locate within this district, provided they do not have external impacts such as noise, smoke, fumes, etc.

Land Use Vision:

Land Use Plan map designation: N/A

Areas of Stability and Growth designation: N/A

Transportation Vision:

Major Street and Highway Plan: S 49th W Ave is designated as a secondary arterial.

Trail System Master Plan Considerations: The site is located within ¼ mile of the Gilcrease West

Small Area Plan: Tulsa County District 9 Plan

Special District Considerations: Tulsa County District 9 Plan, Special District 6. Industrial uses encouraged.

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is elevated above the surrounding area. Two single-family homes and a barn structure currently exist on the site.

Environmental Considerations: Tulsa County District 9 plan states that industry in this area not have external impacts such as noise, smoke, fumes, etc.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP RW</u>	<u>Exist. # Lanes</u>
South 49 th West Ave	Secondary Arterial	100 feet	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning</u>	<u>Existing Land Use Designation</u>	<u>Area of Stability or Growth</u>	<u>Existing Use</u>
North	IM	N/A	N/A	Concrete Plant
South	IL / RS	N/A	N/A	Self-Storage / Machine Shop
East	IM	N/A	N/A	Manufacturing
West	RS	N/A	N/A	Gilcrease Expressway

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 98254 dated September 15, 1980, established zoning for the subject property.

Subject Property: No relevant history

Surrounding Property:

CZ-291 October 22, 2001: All concurred in **approval** of a request for rezoning a 9.8+ acre tract of land from RS to IL on property located west of the northwest corner of West 51st Street South and South 49th West Avenue.

CZ-240 February 1998: All concurred in **approval** of a request for rezoning a 1+ acre tract of land from IL to RS for residential use on property located north and west of the northwest corner of West 51st Street South and South 49th West Avenue.

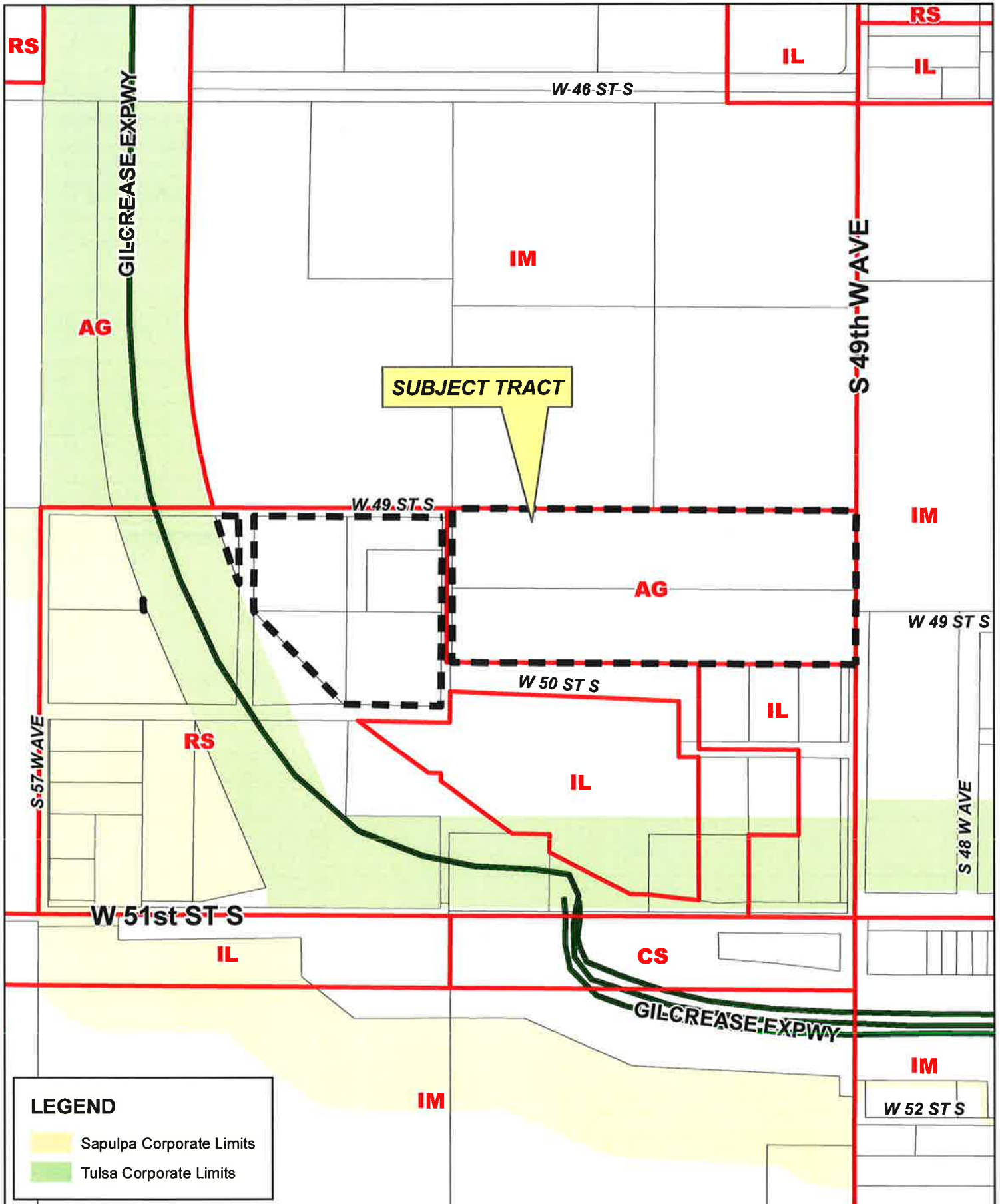
CBOA-1117 November 1992: The Board of Adjustment **approved** a *special exception* to allow a manufactured home in an RS-zoned district for three years and subject to the manufactured home being removed when the single-family dwelling construction is completed. The property is located west of the southwest corner of West 50th Street and South 49th West Avenue.

CBOA-0632 January 1986: The Board of Adjustment **approved** a *variance* of the required 75' setback from an R-zoned district to allow for a building in an IL-zoned district. The property is located west of the northwest corner of West 51st Street and South 49th West Avenue.

Z-5375 April 8, 1980: All concurred in **approval** of a request for rezoning a 2.8± acre tract of land from RS-1 to IL on property located north of the northwest corner of West 51st Street South and South 49th West Avenue.

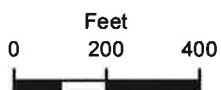
Z-4105 March 30, 1972: All concurred in **approval** of a request for rezoning a 80± acre tract of land from AG to IM on the NE/4 of the NW/4, and the NW/4 of the NE/4, LESS the North 250' in Section 32, Township 19 North, Range 12 East, Tulsa County, Oklahoma; and to IL on the north 250' of the NE/4 of the NW/4, and the NW/4 of the NE/4 in Section 32, township 19 North, Range 12 East, Tulsa County, Oklahoma on property located west of the southwest corner of West 51st Street South and South 49th West Avenue.

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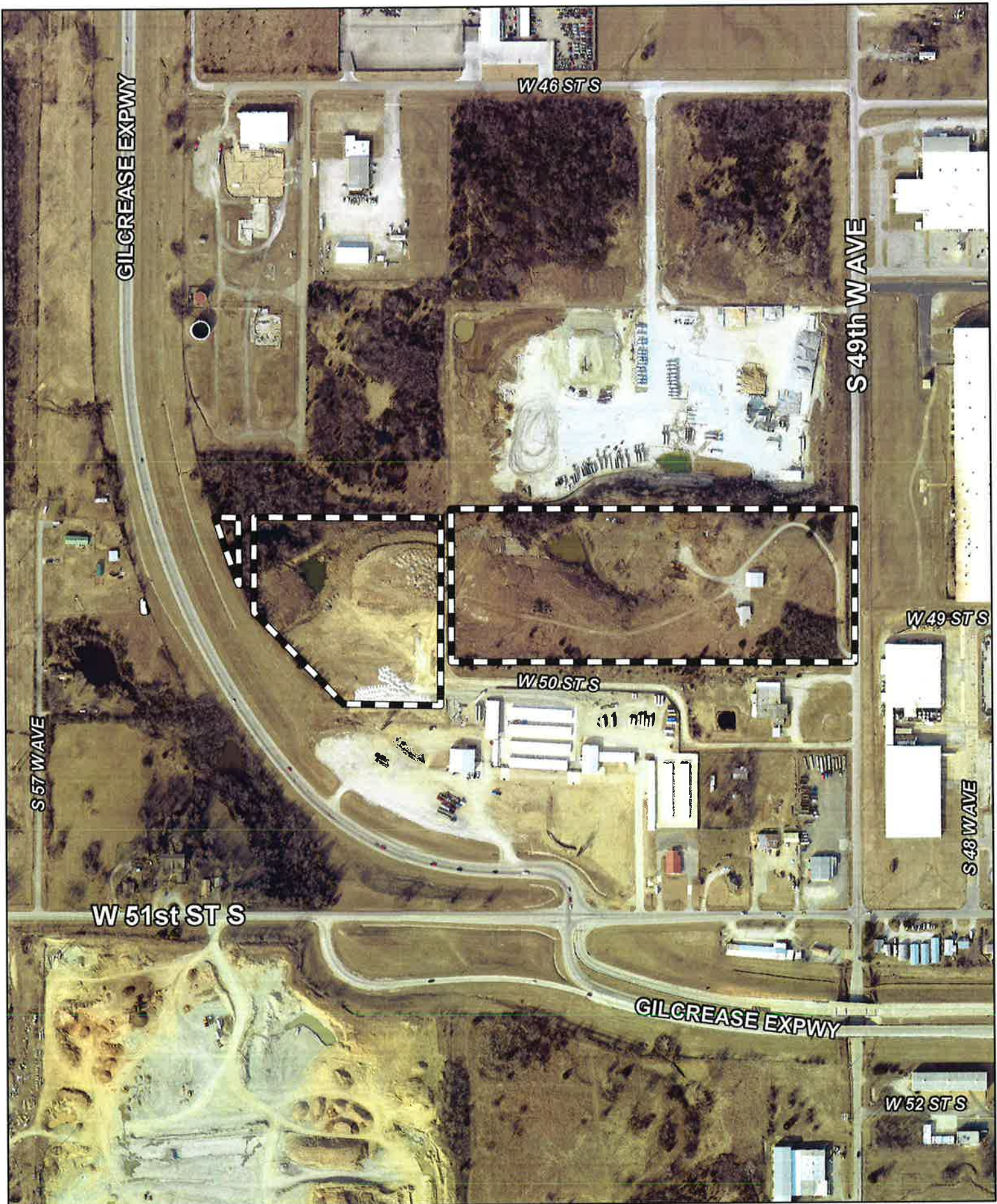


CZ-462

19-12 29



12.5



0 200 400
Feet



Subject
Tract

CZ-462

19-12 29

Note: Graphic overlays may not precisely
align with physical features on the ground.

Aerial Photo Date: February 2016





Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7415

Hearing Date: November 1, 2017

Case Report Prepared by:

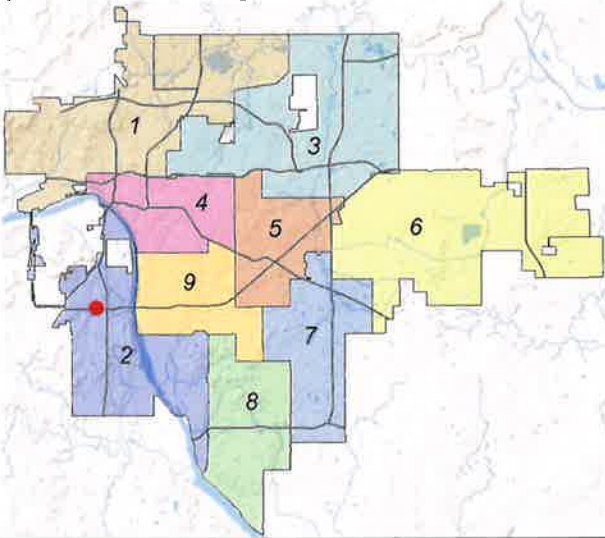
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Helen Barbre-Stephens

Property Owner: MCCOY, SALLY B TRUST NO 2

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: vacant

Proposed Use: Commercial

Concept summary: Rezoning requested for potential commercial use.

Tract Size: 0.55 ± acres

Location: West of the southwest corner of W. 51st St. S. & S. Union Ave.

Zoning:

Existing Zoning: RS-3

Proposed Zoning: CS

Comprehensive Plan:

Land Use Map: Mixed-Use Corridor

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 9234

CZM: 46

Atlas: 569

City Council District: 2

Councilor Name: Jeannie Cue

County Commission District: 2

Commissioner Name: Karen Keith

SECTION I: Z-7415

DEVELOPMENT CONCEPT:

The property is zoned RS-3 and has never been rezoned for commercial uses. The request is to allow commercial uses on this highway frontage property.

EXHIBITS:

- INCOG Case map
- INCOG Aerial (small scale)
- INCOG Aerial (large scale)
- Tulsa Comprehensive Plan Land Use Map
- Tulsa Comprehensive Plan Areas of Stability and Growth Map
- Applicant Exhibits:
 - None included in staff report

DETAILED STAFF RECOMMENDATION:

Z-7415 requesting CS zoning is consistent with the Comprehensive Plan for the City of Tulsa and,

Use categories allowed in a CS zoning district are consistent with the expected development pattern in the area and,

Use categories allowed in a CS zoning district are non-injurious to the surrounding property therefore,

Staff recommends Approval of Z-7415 to rezone property from RS-3 to CS.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: CS zoning allows building placement as recognized in the Mixed-Use Corridor however it does not require building placement as recognized in the comprehensive plan. The uses allowed in CS district are consistent with the anticipated uses in a the Mixed-Use corridor areas.

Land Use Vision:

Land Use Plan map designation: Mixed-Use Corridor

A Mixed-Use Corridor is a plan category used in areas surrounding Tulsa's modern thoroughfares that pair high capacity transportation facilities with housing, commercial, and employment uses. The streets usually have four or more travel lanes, and sometimes additional lanes dedicated for transit and bicycle use. The pedestrian realm includes sidewalks separated from traffic by street trees, medians, and parallel parking strips. Pedestrian crossings are designed so they are highly visible and make use of the shortest path across a street. Buildings along Mixed-Use Corridors include windows and storefronts along the sidewalk, with automobile parking generally located on the side or behind. Off the main travel route, land uses include multifamily housing, small lot, and townhouse developments, which step down intensities to integrate with single family neighborhoods.

Areas of Stability and Growth designation: Area of Growth

13.2

The purpose of Areas of Growth is to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the city where general agreement exists that development or redevelopment is beneficial. As steps are taken to plan for, and, in some cases, develop or redevelop these areas, ensuring that existing residents will not be displaced is a high priority. A major goal is to increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.

Areas of Growth are found throughout Tulsa. These areas have many different characteristics but some of the more common traits are close proximity to or abutting an arterial street, major employment and industrial areas, or areas of the city with an abundance of vacant land. Also, several of the Areas of Growth are in or near downtown. Areas of Growth provide Tulsa with the opportunity to focus growth in a way that benefits the City as a whole. Development in these areas will provide housing choice and excellent access to efficient forms of transportation including walking, biking, transit, and the automobile.”

Transportation Vision:

Major Street and Highway Plan: None

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: *The site is undeveloped and abuts streets on three sides.*

Street view from northeast corner of site looking southwest.



Environmental Considerations: None that affect site development.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP RW</u>	<u>Exist. # Lanes</u>
West 51 st Street	Residential Collector	60 feet	3 lanes one lane each direction with turn lane

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning</u>	<u>Existing Land Use Designation</u>	<u>Area of Stability or Growth</u>	<u>Existing Use</u>
North across W. 51st	OL	Mixed Use Corridor	Area of Growth	Office/Residential and Funeral Home
East	CS	Mixed Use Corridor	Area of Growth	Restaurant
South Across I-44	CG / PUD 314	Employment	Area of Growth	Auto Service
West Across on highway ramps	OL	Mixed Use Corridor	Area of Growth	Vacant

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11822 dated June 26, 1970, established zoning for the subject property.

Subject Property: No relevant history

Surrounding Property:

BOA-21561 April 2013: The Board of Adjustment **approved** a *special exception* to allow a Tire Shop (Use Unit 17) in a CS District (Section 701, Table 1), subject to the conceptual site plan the applicant submitted April 23, 2013. There is to be no outdoor storage of tires or other merchandise and all signage is to be per code on property located on the southwest corner of West 51st Street South and South Union Avenue.

BOA-21448-A November 2012: The Board of Adjustment **approved** a *request for a modification* of previously approved site plan to show building and parking moved 80 feet to the west; and confirm *reconsideration of the variance* of the screening requirement (BOA-21448) along westerly boundary of site (Section 1303.E). Find that the movement of the building to the west was due to the drainage easement and that variance of the screen requirement originally granted will still stand on property located west of the subject property.

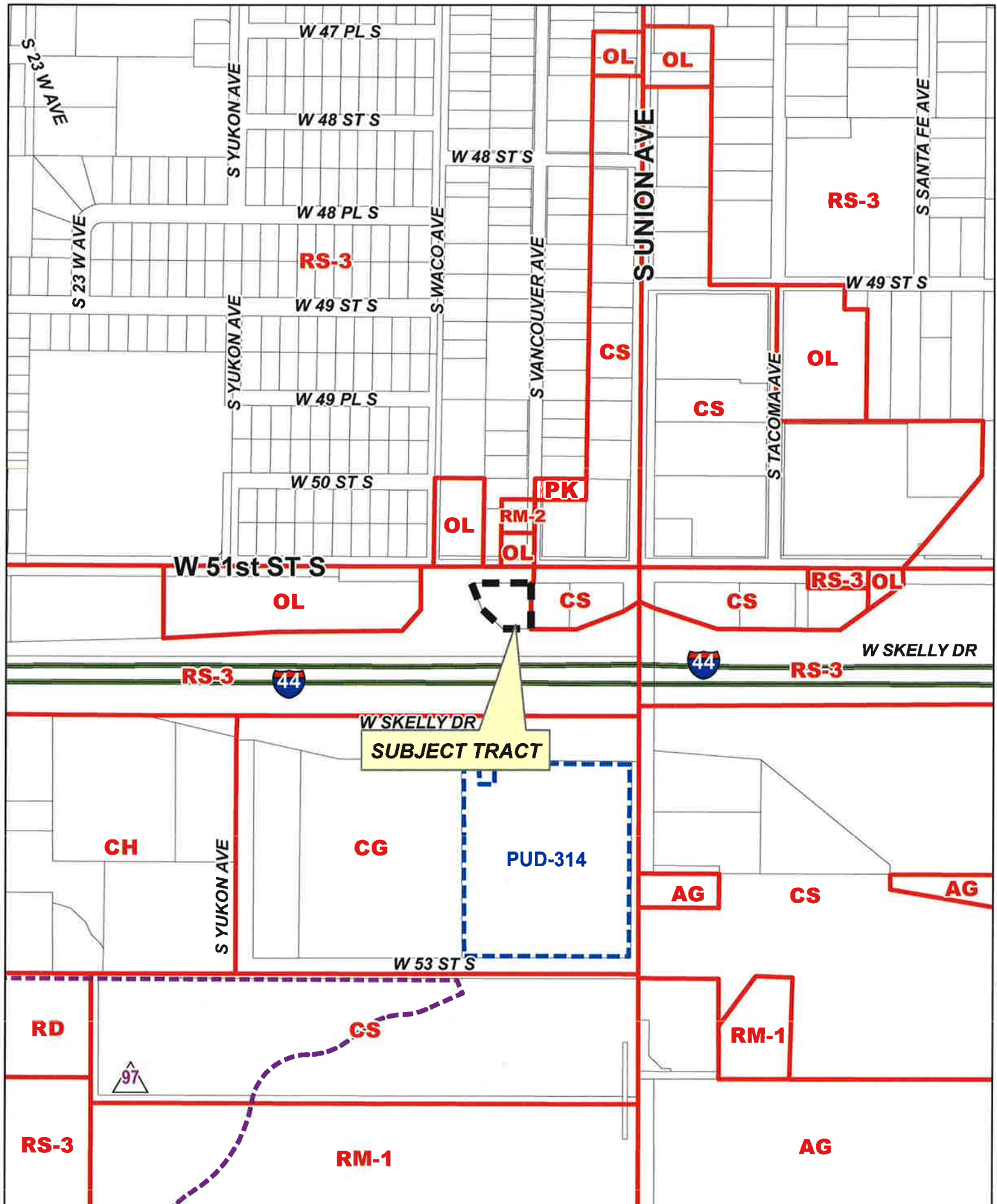
13.4

BOA-21448 July 2012: The Board of Adjustment **approved** a *special exception* to allow a youth sanctuary and multi-purpose youth center in an OL district (Section 601); *Variance* of the one-story building height in an OL district to allow a 2-story youth center building with a maximum building height of 35 feet (Section 603); *Variance* to waive the screening fence requirement along the east, west, and south property lines (Section 1303.E); *Special exception* to allow use of up to 30 parking stalls on an off-site lot of record (Section 1301.D); *Special Exception* to allow use of up to 30 parking stalls in an RS-3 district (principal church parking lot) (Section 401); *Special exception* to allow a 6 foot (cyclone) fence in a front yard for the easterly 220 feet of the site (Section 210.B) on property located west of the subject property.

BOA-19636 August 2003: The Board of Adjustment **approved** a *special exception* to allow church expansion project on principal church property site; a *variance* to allow proposed sanctuary height of 55 feet on principal church property site located west of the subject property.

Z-4264 October 1972 : All concurred in **approval** of a request for rezoning a .17± acre tract of land from RM-3 to OL on property located north of the subject property.

10/18/2017 1:30 PM



Z-7415

19-12 34

13.6





0 Feet 200 400



Subject
Tract

Z-7415

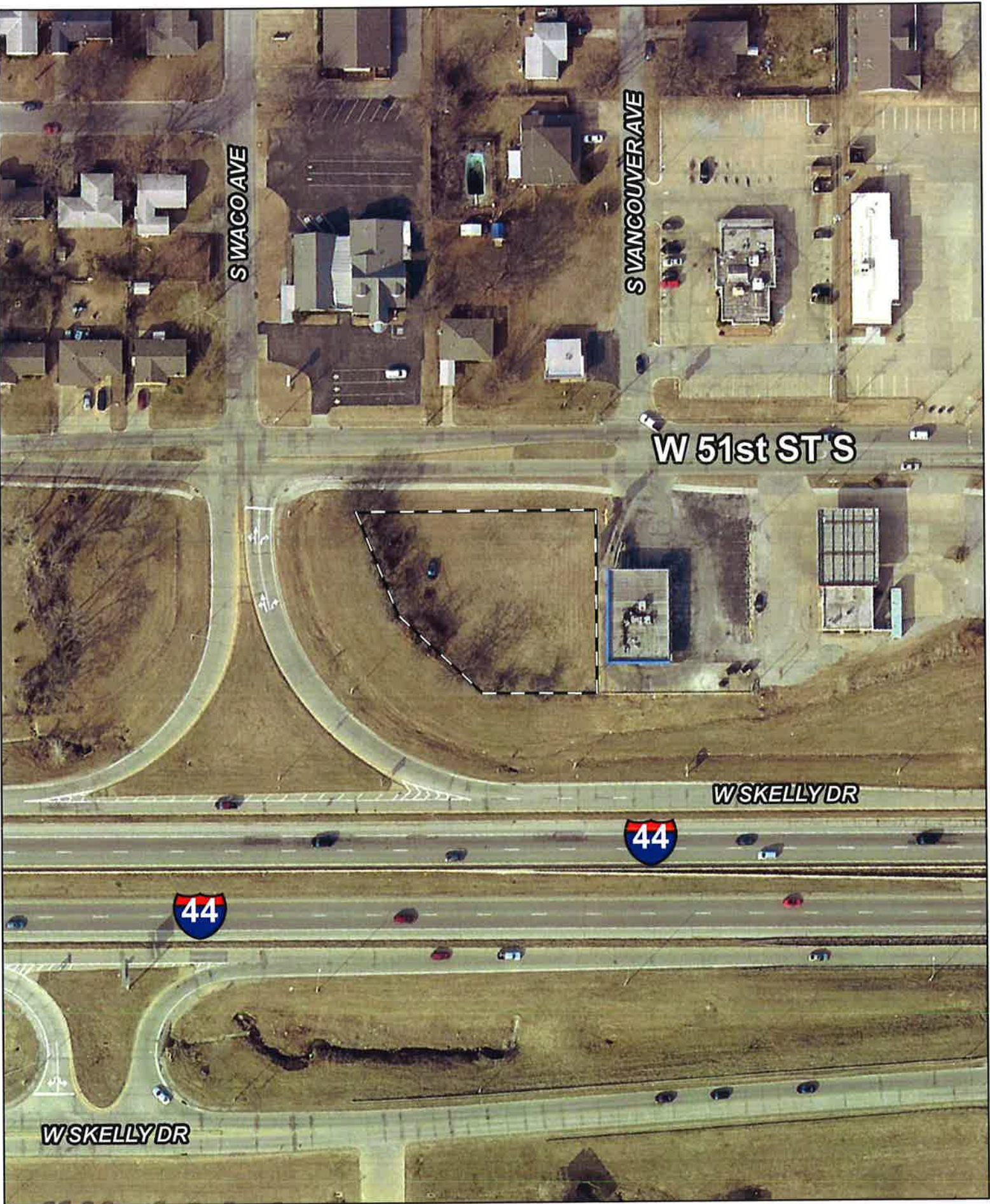
19-12 34

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2016

13.7





0 Feet 50 100



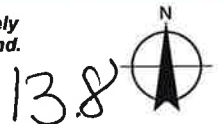
Subject Tract

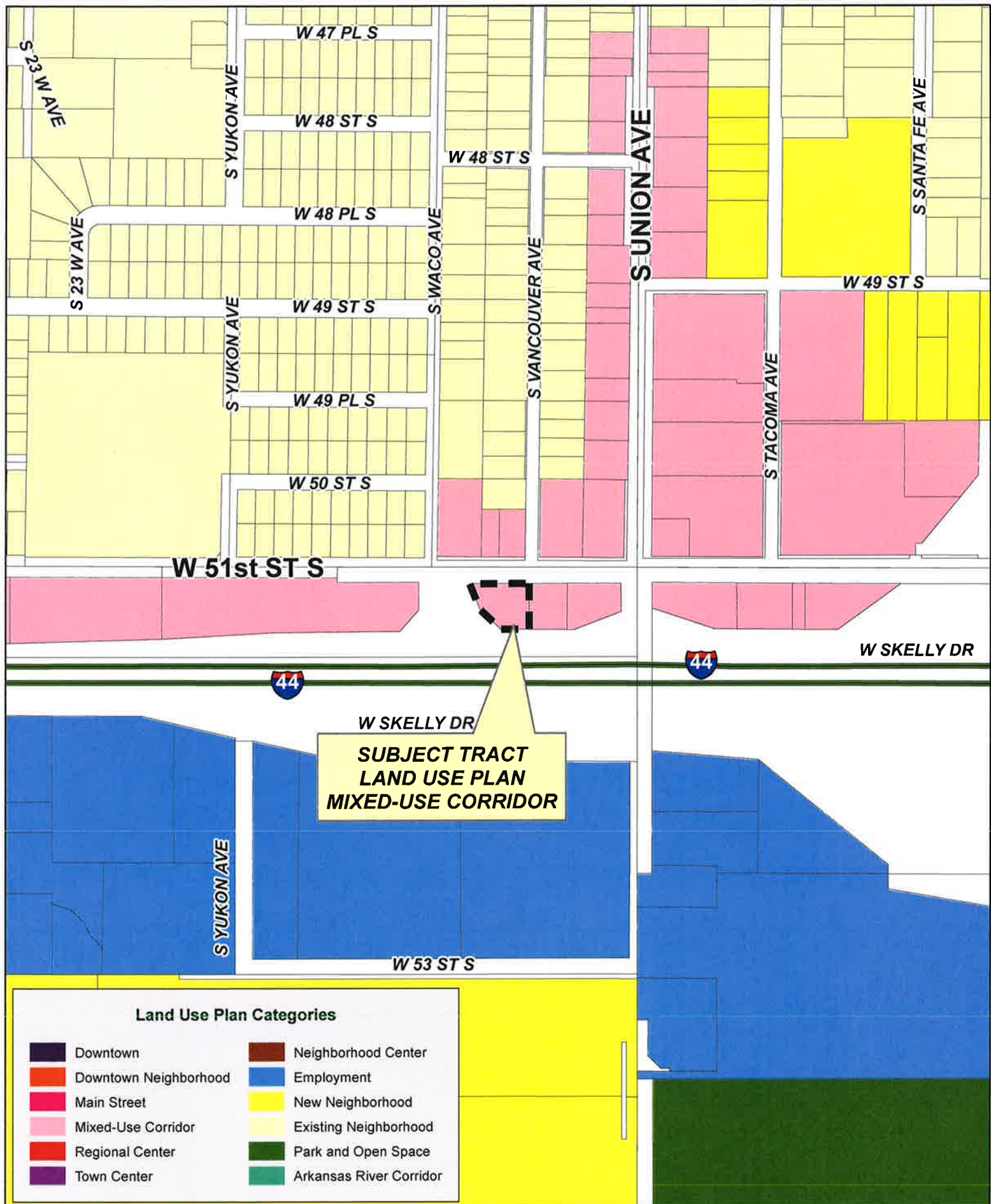
Z-7415

19-12 34

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2016

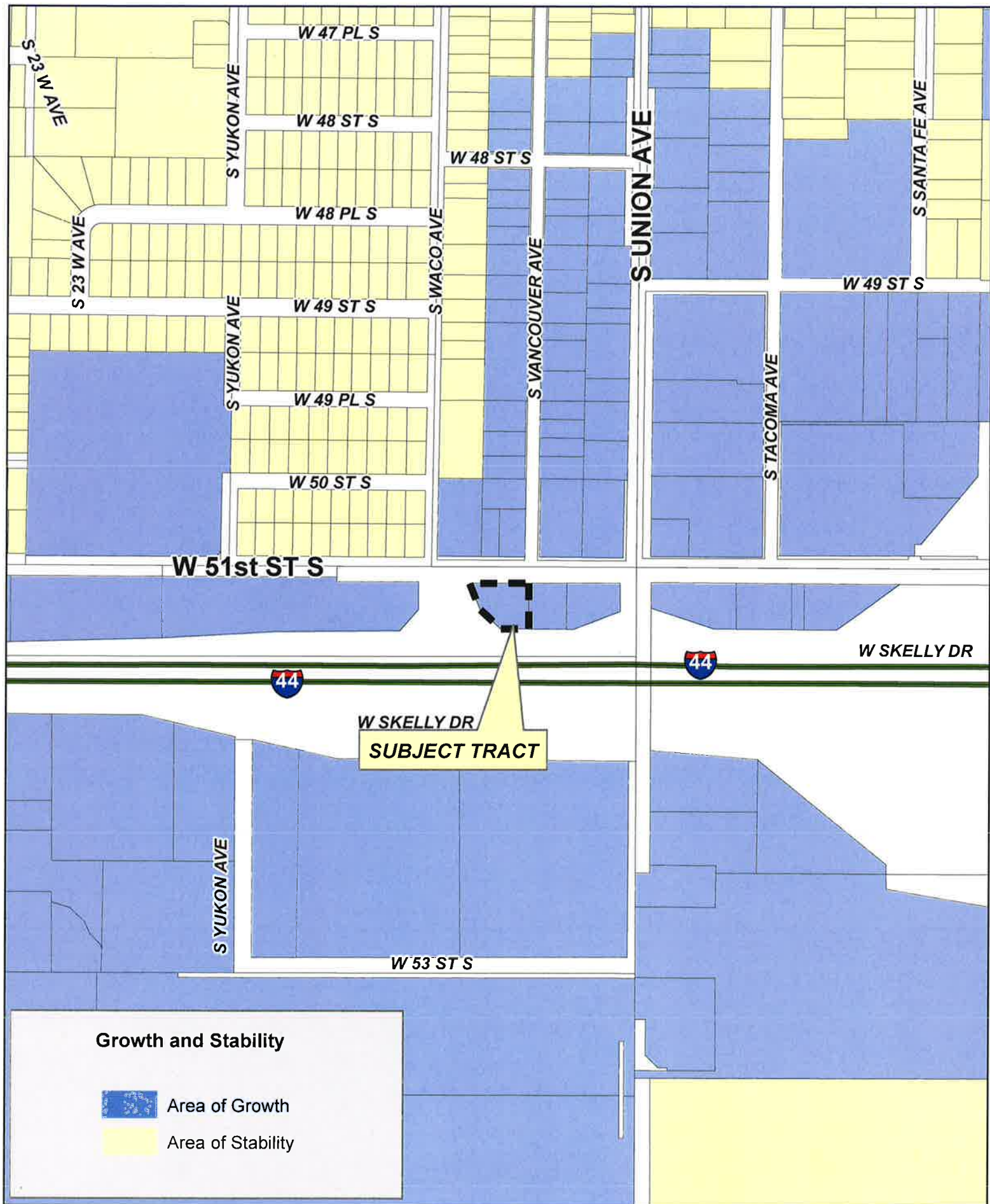




Z-7415

19-12 34





0 200 400
Feet

Z-7415

19-12 34

13.10





Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7416

Hearing Date: November 1, 2017

Case Report Prepared by:

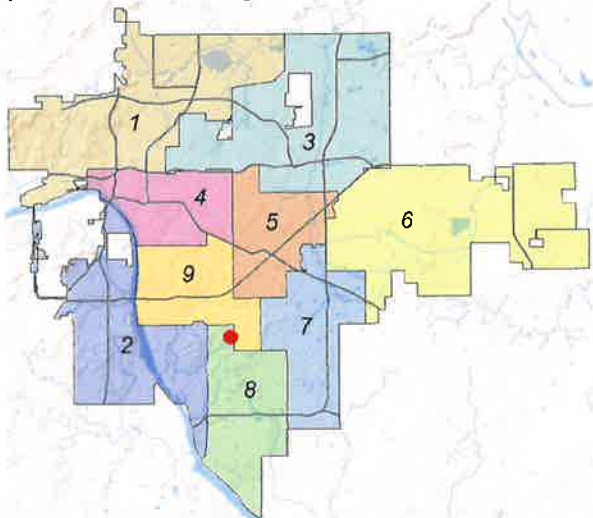
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Lou Reynolds

Property Owner: WARREN, WILLIAM K MEDICAL

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Office

Proposed Use: Office/Research Park

Concept summary: Rezoning request to support relocation of an existing lab in an existing building.

Tract Size: 19.05 \pm acres

Location: NW/c of E. 66th St. S. & S. Yale Ave.

Zoning:

Existing Zoning: OM

Proposed Zoning: CH

Comprehensive Plan:

Land Use Map: Regional Center

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 8304

CZM: 52

Atlas: 880

City Council District: 8

Councilor Name: Phil Lakin Jr.

County Commission District: 3

Commissioner Name: Ron Peters

14/1

SECTION I: Z-7416

DEVELOPMENT CONCEPT:

Rezoning is requested to support an existing business that is relocating to make room for a new business entering the Tulsa market. The new business will relocate a long standing existing lab in the same building. The lab relocation will require rezoning to continue their operations in the same building at a different location. The building permit office has determined that the existing lab in a new location cannot be approved without rezoning the site.

EXHIBITS:

- INCOG Case map
- INCOG Aerial (small scale)
- INCOG Aerial (large scale)
- Tulsa Comprehensive Plan Land Use Map
- Tulsa Comprehensive Plan Areas of Stability and Growth Map
- Applicant Exhibits:
 - None included in staff report

DETAILED STAFF RECOMMENDATION:

Z-7416 requesting CH zoning is consistent with the Regional Center land use designation in the Tulsa Comprehensive Plan and,

CH zoning is consistent with the anticipated development pattern in this area and,

CH zoning is non-injurious to the existing proximate properties therefore,

Staff recommends Approval of Z-7416 to rezone property from OM to CH.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The site is in the middle of a large Regional Center south of 61st on both sides of Yale Avenue. Uses permitted in a CH district are consistent with the Regional Center vision.

Land Use Vision:

Land Use Plan map designation: Regional Center

Regional Centers are mid-rise mixed-use areas for large-scale employment, retail, and civic or educational uses. These areas attract workers and visitors from around the region and are key transit hubs; station areas can include housing, retail, entertainment, and other amenities. Automobile parking is provided on-street and in shared lots. Most Regional Centers include a parking management district.

Areas of Stability and Growth designation: Area of Growth

The purpose of Areas of Growth is to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the city where general agreement exists that development or redevelopment is beneficial. As steps are taken to plan for, and, in some cases, develop or redevelop these areas, ensuring that existing residents will not be

displaced is a high priority. A major goal is to increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.

Areas of Growth are found throughout Tulsa. These areas have many different characteristics but some of the more common traits are close proximity to or abutting an arterial street, major employment and industrial areas, or areas of the city with an abundance of vacant land. Also, several of the Areas of Growth are in or near downtown. Areas of Growth provide Tulsa with the opportunity to focus growth in a way that benefits the City as a whole. Development in these areas will provide housing choice and excellent access to efficient forms of transportation including walking, biking, transit, and the automobile."

Transportation Vision:

Major Street and Highway Plan: None that affect the site

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: *An existing multi story office building with access from a private street on the west side of the property.*

Street View from northeast corner of tract looking southwest



Environmental Considerations: None that affect site development.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
Richard Shinn Blvd (South Toledo Ave)	None	50 feet	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	CH	Regional Center	Growth	Multi story medical clinic and undeveloped tract
East	OM / PUD 435-D	Regional Center	Growth	Multi Story Medical Office
South	OM	Regional Center	Growth	Multi Story Offices
West	RS-2	Existing Neighborhood	Stability	Single Family Residential

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11828 dated June 26, 1970, established zoning for the subject property.

Subject Property:

BOA-11258 November 1980: The Board of Adjustment **approved** a *special exception* to permit a transmitting tower in an OM district, per plot plan, on the subject property.

Surrounding Property:

PUD 435-D April 2000: All concurred in **approval** to modify the boundary of PUD 435 removing 2.34 acres on the east and adding 0.94 acres on the north boundary. The amendment also provides a summary of existing and proposed building floor area and removes perimeter building setbacks, on property located on the northeast corner of South Yale Avenue and East 66th Street South.

PUD-435-C December 1997: All concurred in **approval** to amend the boundaries of PUD-435-B and PUD-285-B into one PUD. The property is located on the south side of East 66th Street, between South Yale Avenue and South Fulton Avenue. The development standards were also modified for signage limitations.

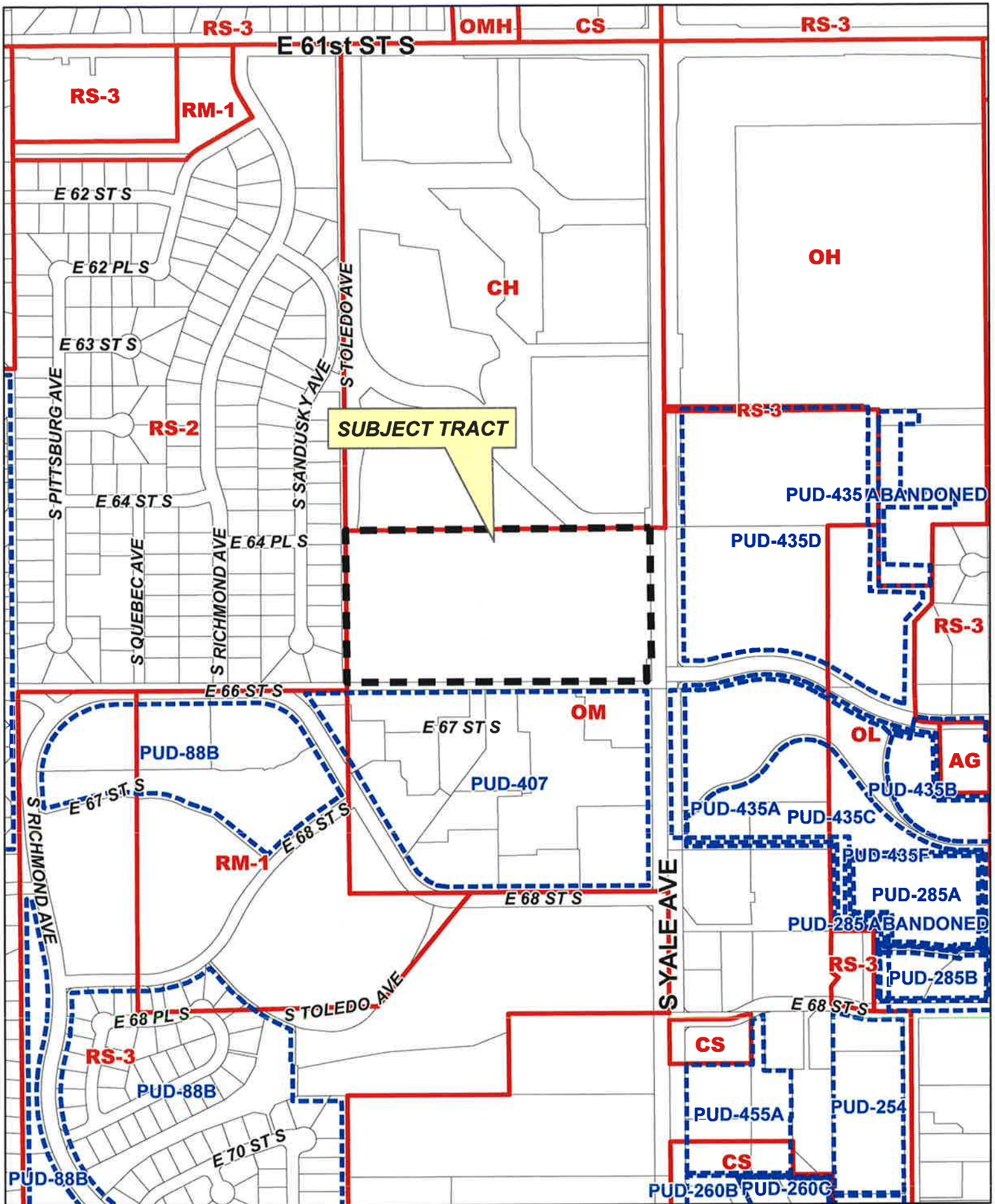
14.4

BOA-17682 April 1997: The Board of Adjustment **approved** a *variance* of the number, height, and display surface area of signage within a PUD in an OM and OL district on property located south of the southeast corner of East 61st Street and South Yale Avenue.

PUD-435-A July 1988: All concurred in **approval** of a proposed Major Amendment to PUD-435 on a 71± acre tract of land for the following changes and additions. To relocate a public service substation within the PUD tract; to increase the hospital floor area from the initially-approved 150,000 square feet to 200,000 square feet; to increase the allowable height for hospital buildings to three stories; to allow the stormwater detention area on the property to be constructed in phases with the final phase being a permanent lake area and for an internal setback between the hospital and doctors office buildings on property located on the southeast corner of East 66th Street South and South Yale Avenue.

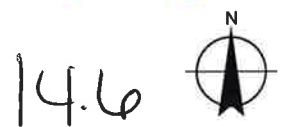
PUD-435 January 1988: All concurred in **approval** of the request to rezone approximately 71 acres located on the southeast corner of East 66th Street South and South Yale Avenue from OM, OL, and RS-3 to PUD for the development of a hospital and medical complex with the southeast portion of the PUD for single-family development.

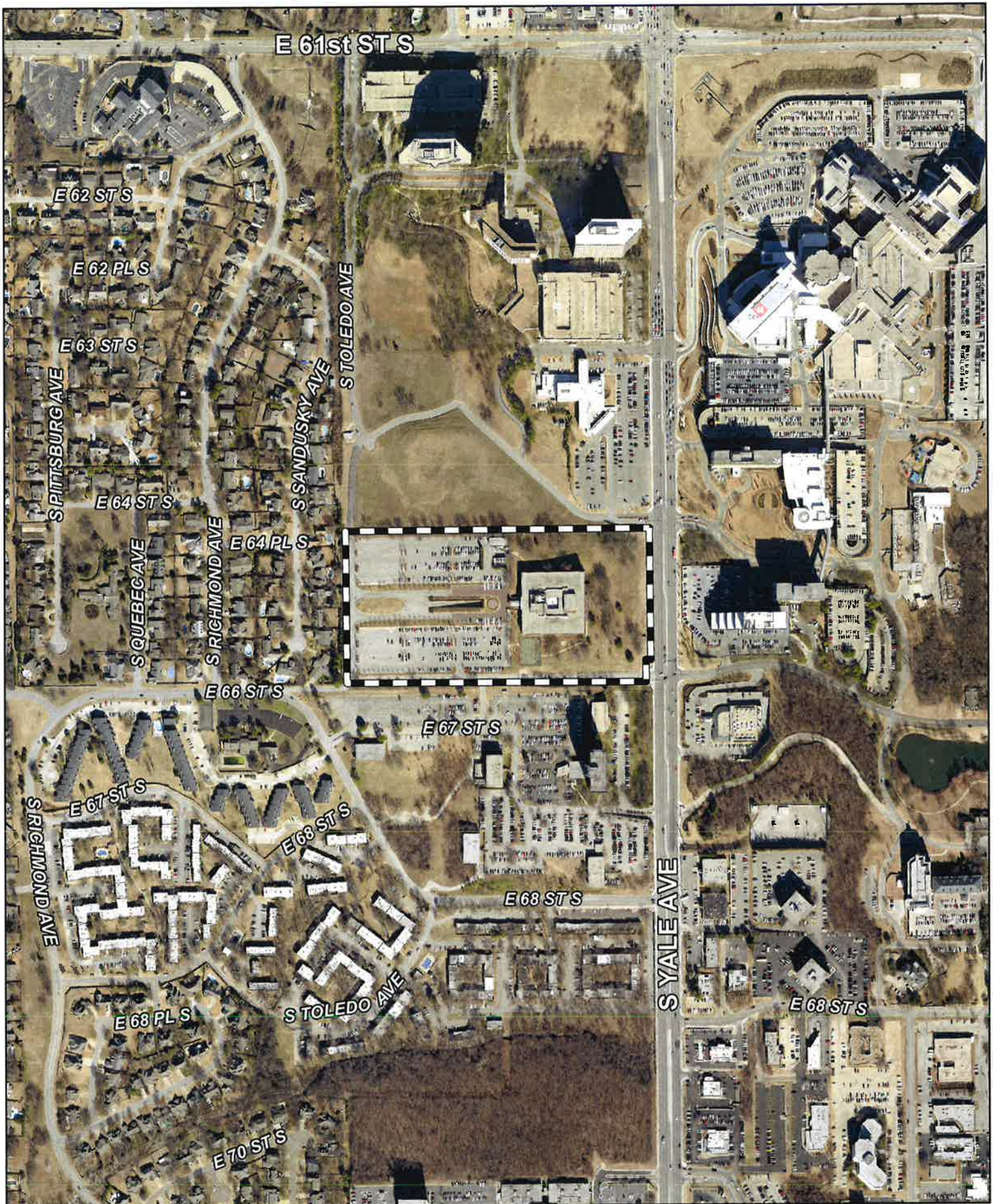
PUD-407 October 1985: All concurred in **approval**, subject to conditions, of a request for a PUD on a 22± acre tract of land for on property located on the northwest corner of East 68th Street south and South Yale Avenue. The request maintained the existing OM zoning and was for the purpose of possible future sales of office units or complexes and construction of two new office buildings.



Z-7416

18-13 04





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Feet



Subject
Tract

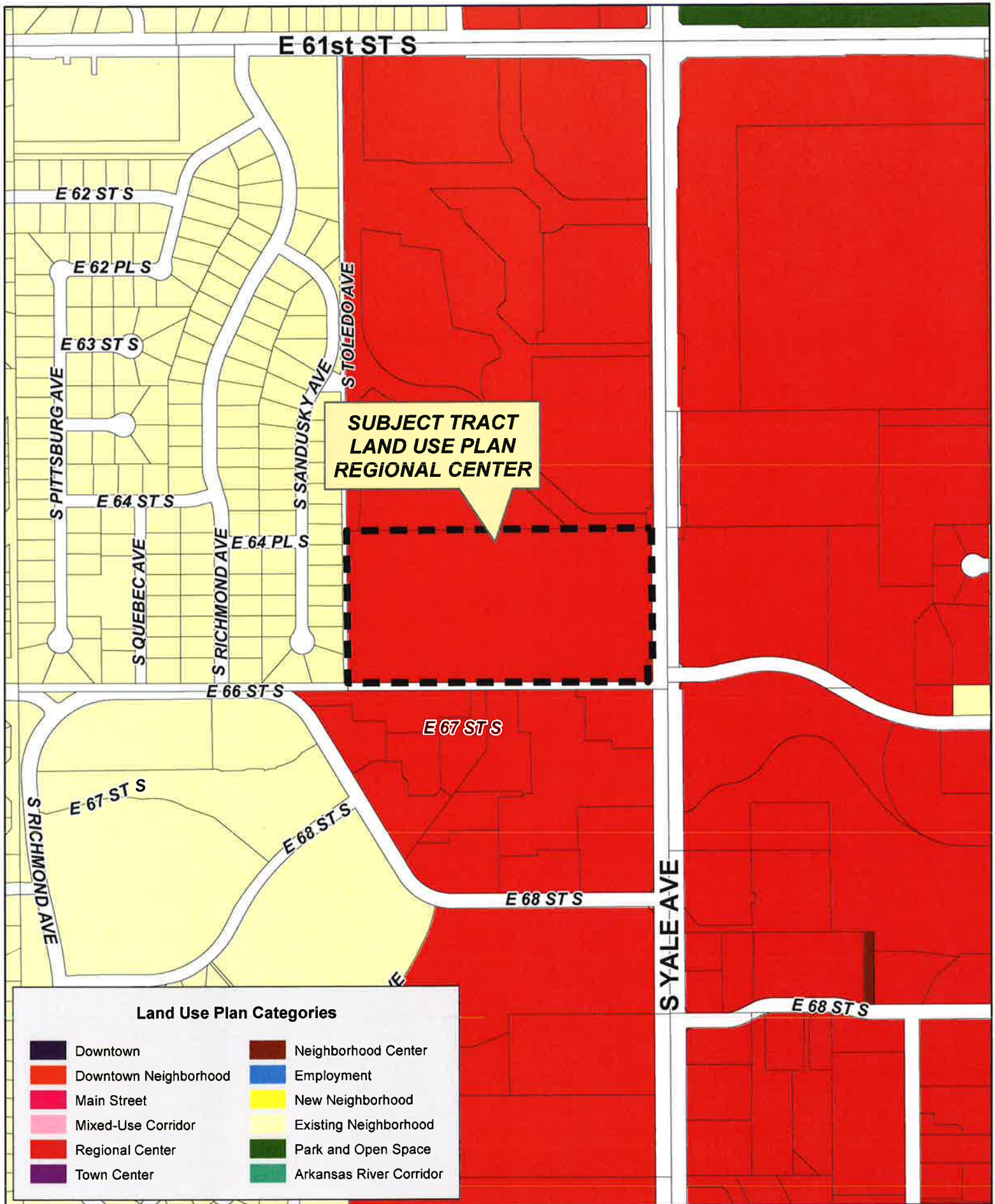
Z-7416

18-13 04

Note: Graphic overlays may not precisely
align with physical features on the ground.

Aerial Photo Date: February 2016



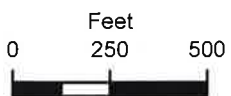
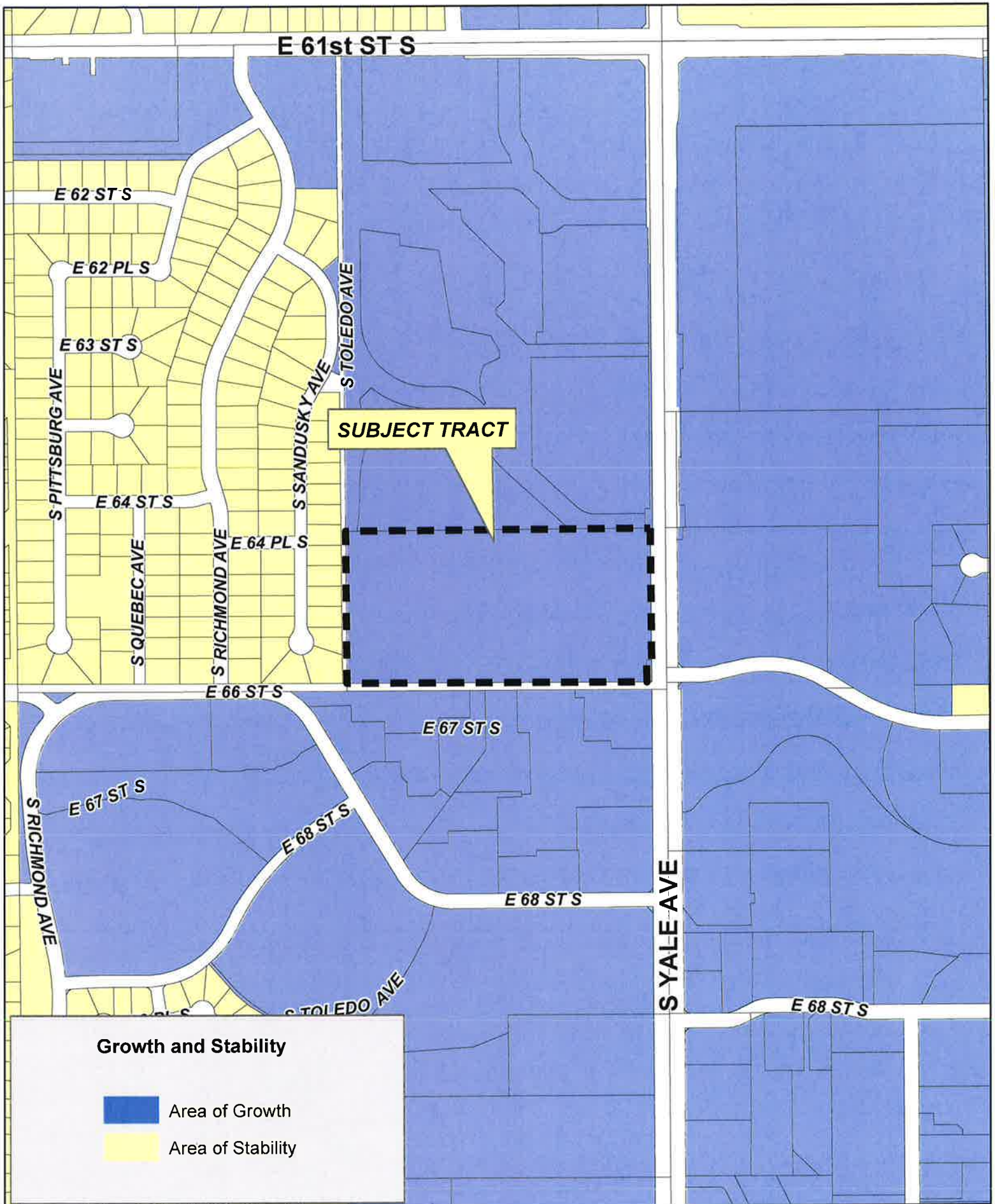


Z-7416

18-13 04

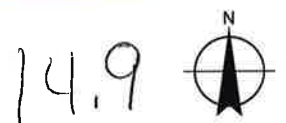
14.8





Z-7416

18-13 04



Sawyer, Kim

CPA-70

From: Wilkerson, Dwayne
Sent: Thursday, October 26, 2017 11:37 AM
To: Tammy Fairchild
Cc: Sawyer, Kim; R. Louis Reynolds; Moye, Nikita; Miller, Susan
Subject: RE: Mini Storage planned for 4920 Lynn Lane (Z-7412 & CPA-70)

Good morning Tammy,

Thank you for your continued interest in this application. Staff supports your request for a continuance to December 6th as stated in your email string below. The agenda will reflect the request.

Kim,

Please forward this timely request to the Planning Commission.

Respectfully,

INCOG

C. Dwayne Wilkerson
Assistant Director Land Development Services

2 West Second Street
Suite 800
Tulsa, OK 74103

918-579-9475
dwilkerson@incog.org



*Celebrating 50 Years of Service
to the Tulsa Region*

From: Tammy Fairchild [mailto:tmerillat@hotmail.com]
Sent: Thursday, October 26, 2017 11:27 AM
To: Wilkerson, Dwayne <DWilkerson@incog.org>
Subject: Mini Storage planned for 4920 Lynn Lane

October 26, 2017

Mr. Wilkerson:

RE: Case Number Z-7412 & Case Number CPA-70

The homeowners of The Boulevard attended a meeting with Mrs. Kacee Fazier and Mr. Lou Reynolds to receive an update to their Optional Development Plan for the mini storage facility they are proposing to build at 4920 Lynn Lane. After reviewing the information presented to us, we are requesting a continuous on this matter until the December 6th meeting of the Planning Commission. This will allow us time to review their new designs, respond to Mrs. Frazier, and forward that information to the Planning Staff.

The position of the homeowners in The Boulevard has not changed. We are still against the change in zoning for the property at 4920 Lynn Lane and also the designation change for the St. John's property. We do not feel a mini storage meets the criteria in the Tulsa Comprehensive Plan, and since St. John's has not current or future plans for their land, there is not need for a designation change at this time.

Please let me know by return email if this request has been granted.

Thank you for your time.

Tammy Fairchild

Sawyer, Kim

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16.1

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Please let me know by return email if this request has been granted.

Thank you for your time.

Tammy Fairchild



Tulsa Metropolitan Area
Planning Commission

Case Number: CPA-71
Comprehensive Plan Amendment
(related to CO-5)

Hearing Date: November 1, 2017

Case Report Prepared by:

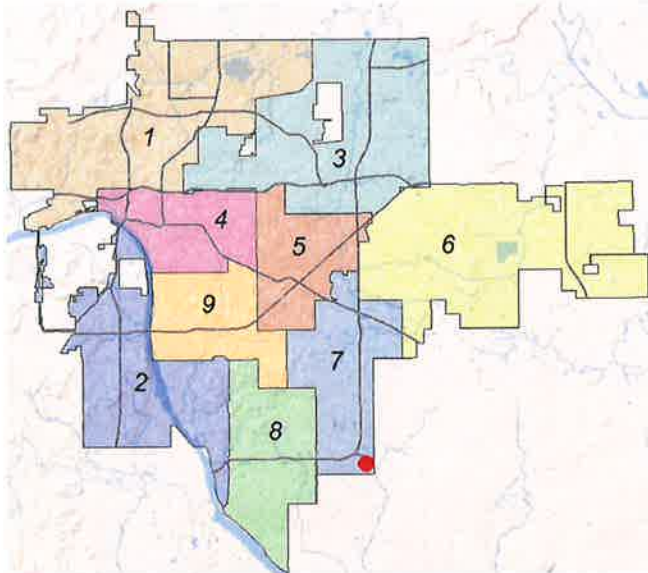
Amy Ulmer

Owner and Applicant Information:

Applicant: Andrew A. Shank/ Eller & Detrich

Property Owner: Grace Fellowship Title
Holding Corp.

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Land Use Map change from ***New Neighborhood*** to ***Town Center***

Existing Use: Church/ Vacant

Proposed Use: Commercial

Tract Size: \pm 58 acres

Location: Southwest corner of East 96th
Street South & South Garnett Road

Comprehensive Plan:

Land Use Map:

Existing: *New Neighborhood*

Proposed: *Town Center*

Stability and Growth Map:

Existing: *Area of Growth*

Zoning:

Existing Zoning: AG

Proposed Zoning: CO-5

Staff Recommendation:

Staff recommends **Approval** of the *Town Center* land use designation for Development Area "A" and Development Area "B" and **Denial** of the *Town Center* land use designation for Development Area "C"

City Council District: 7

Councilor Name: Anna America

County Commission District: 1

Commissioner Name: John Smaligo

COMPREHENSIVE PLAN LAND USE MAP AMENDMENT REQUEST

SW/c of E. 96th St. S. & S. Garnett Rd. (CPA-71)

1. PROPERTY INFORMATION AND LAND USE REQUEST

Existing Land Use: <i>New Neighborhood</i> Existing Stability and Growth designation: <i>Area of Growth</i>
Proposed Land Use: <i>Town Center</i>
Location: <i>SW/c of E. 96th St. S. & S. Garnett Rd.</i>
Size: <i>± 58 acres</i>

A. Background

The land use assigned for this area at the time of adoption of the 2010 Tulsa Comprehensive plan was *New Neighborhood*, with a Stability and Growth Map designation of *Area of Growth*. The site plan attached to the staff report divides the ± 58-acre tract into Development Area "A", Development Area "B", and Development Area "C". The applicant has requested that all development areas be subject to the Comprehensive Plan amendment application to change the existing *New Neighborhood* to a *Town Center* land use designation. As shown on the site plan, Development Areas "A" & "B" are essentially separated from Development Area "C" by a ± 19-acre vacant RM-3 zoned tract. The multi-family zoned parcel provides a dividing line through the large AG parcel that separates the Grace Fellowship Church and School Campus on the western portion from the eastern portion that contains an existing billboard advertising the Church's location.

The applicant has submitted this proposed Comprehensive Plan amendment and a rezoning application (CO-5) to permit future commercial and mixed-use development. The approximately 58-acre site that is subject to this Comprehensive Plan amendment application is located in southeast Tulsa; immediately south of the Creek Turnpike and abuts the Broken Arrow city limits on the east of Development Area "C". The land use immediately south of the subject lot is single-family residential; the area to the west of Development Area "A" is within a floodplain and designated as a reserve area.

B. Existing Land Use and Growth Designations (Tulsa Comprehensive Plan)

New Neighborhood land use designation was assigned to the area subject to the amendment request at the time of the adoption of the Tulsa Comprehensive Plan in 2010:

“The *New Neighborhood* residential building block is comprised of a plan category by the same name. It is intended for new communities developed on vacant land. These neighborhoods are comprised primarily of single-family homes on a range of lot sizes, but can include townhouses and low-rise apartments or condominiums. These areas should be designed to meet high standards of internal and external connectivity, and shall be paired with an existing or New Neighborhood or Town Center.”

When the new Tulsa Comprehensive Plan was developed and adopted in 2010, the subject tract was designated as an *Area of Growth*:

“The purpose of *Areas of Growth* is to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the city where general agreement exists that development or redevelopment is beneficial. As steps are taken to plan for, and, in some cases, develop or redevelop these areas, ensuring that existing residents will not be displaced is a high priority. A major goal is to increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.

Areas of Growth are found throughout Tulsa. These areas have many different characteristics but some of the more common traits are close proximity to or abutting an arterial street, major employment and industrial areas, or areas of the city with an abundance of vacant land. Also, several of the Areas of Growth are in or near downtown. Areas of Growth provide Tulsa with the opportunity to focus growth in a way that benefits the City as a whole. Development in these areas will provide housing choice and excellent access to efficient forms of transportation including walking, biking, transit, and the automobile.”

C. Proposed Land Use Designation (Tulsa Comprehensive Plan)

The applicant is proposing a *Town Center* land use designation on the subject site.

“*Town Centers* are medium-scale, one to five story mixed-use areas intended to serve a larger area of neighborhoods than Neighborhood centers, with retail, dining, and services and employment. They can include apartments,

condominiums, and townhouses with small lot single family homes at the edges. A Town Center also may contain offices that employ nearby residents. Town centers also serve as the main transit hub for surrounding neighborhoods, and can include plazas and squares for markets and events. These are pedestrian-oriented centers designed so visitors can park once and walk to number of destinations.”

D. Zoning and Surrounding Uses

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Area of Growth	Existing Use
North	CO north of Turnpike	<i>Regional Center</i>	<i>Area of Growth</i>	Vacant/ B.A. South Loop/ Creek Turnpike
South	RS-3	<i>Existing Neighborhood</i>	<i>Area of Stability</i>	Single-Family Residential
East	RM-3 with optional development plan, then Broken Arrow Corporate Limits	<i>New Neighborhood</i> Garnett Greenway/ Floodplain in Broken Arrow east of Garnett. Includes public open space park and trail system.	<i>Area of Growth</i>	Vacant/ B.A. South Loop/ Creek Turnpike
West	RS-3/ PUD-364	<i>Park and Open Space</i>	<i>Area of Stability</i>	Single family and open space

E. Applicant’s Justification

As part of the amendment application, the applicant is asked to justify their amendment request. Specifically, they are asked to provide a written justification to address:

1. How conditions on the subject site have changed, as well as those on adjacent properties and immediate area;
2. How changes have impacted the subject site to warrant the proposed amendment; and;

3. How the proposed change will enhance the surrounding area and the City of Tulsa.

The applicant provided the following answers to the above questions below:

HOW CONDITIONS IN THE SUBJECT AREA AND ITS SURROUNDING PROPERTIES HAVE CHANGED:

"The conditions of the property and the surrounding areas were in a state of transition and growth at the time the Comprehensive Plan was implemented. The subject property is the home of the Grace Fellowship Church and School Campus, which existed prior to the Comprehensive Plan. While the Plan designated the area as "New Neighborhood", the surrounding area to the North was developed as medical corridor and designated "Regional Center". The flood plain to the East (in Broken Arrow) and West present obvious obstacles to the ability to develop new residential homes. The current designation of New Neighborhood precludes the current residents from the benefit of nearby amenities contemplated by a Town Center designation."

HOW THOSE CHANGES HAVE IMPACTED THE SUBJECT AREA TO WARRANT THE PROPOSED AMENDMENT:

"With the completion of the medical corridor projects to the North, the proposed amendment to "Town Center" will act as a logical extension of the Regional Center Corridor district to the North, as well as a buffer and transition area for the existing neighborhoods to the South from the more intense uses to the North."

HOW THE PROPOSED CHANGE WILL ENHANCE THE SURROUNDING AREA AND THE CITY OF TULSA:

"The proposed request for Town Center planning designation, though a minor change, will provide the residents of the area and the congregation of the Church an opportunity for appropriate development in the area to better serve their localized needs. The long history of actual use of the property by Grace Church and the development patterns of the surrounding area clearly indicate that New Neighborhood is no longer an appropriate designation for this area. Additionally, a Town Center will facilitate and support growth in both Tulsa and Broken Arrow, by planning for sufficient densities of mixed use areas at the city limits."

F. Staff Summary & Recommendation

The attached development area plan shows the overall site is divided into three Development Areas labeled "A", "B", and "C". When the Comprehensive Plan was adopted in 2010 the subject area included the currently zoned RM-3 parcel, located between Development Area "B" and Development Area "C", and entire area was designated as *New Neighborhood* and *Area of Growth*. The multi-family parcel was rezoned from AG to RM-3 (Z-7350) in September of 2016 with no change to the Comprehensive Plan's land use map designation for the site. The planning area immediately to the south is *Existing Neighborhood* and *New Neighborhood*; the area to the west of Development Area "A" is designated as *Parks and Open Space*.

In 2015 The TMAPC approved a Comprehensive Plan Amendment (CPA-38) from *New Neighborhood* to *Regional Center* to accompany a future rezoning application (Z-7320) to allow a medical office corridor use within the planning area, encompassing Development Area "C". The rezoning request was withdrawn, and the proposed medical office corridor was never developed. In June of 2016, staff recommended that the subject site indicated in the original Comprehensive Plan amendment (CPA-38) approval be included with the 2016 Comprehensive Plan Housekeeping Map Amendments. Without a clear vision for the redevelopment of the AG zoned lot, staff found that the current *Regional Center* designation was no longer in alignment with the existing and intended zoning and use of the site. The 2016 Comprehensive Plan Housekeeping Amendment (CPA-48) changed the land use from *Regional Center* to the original *New Neighborhood* designation.

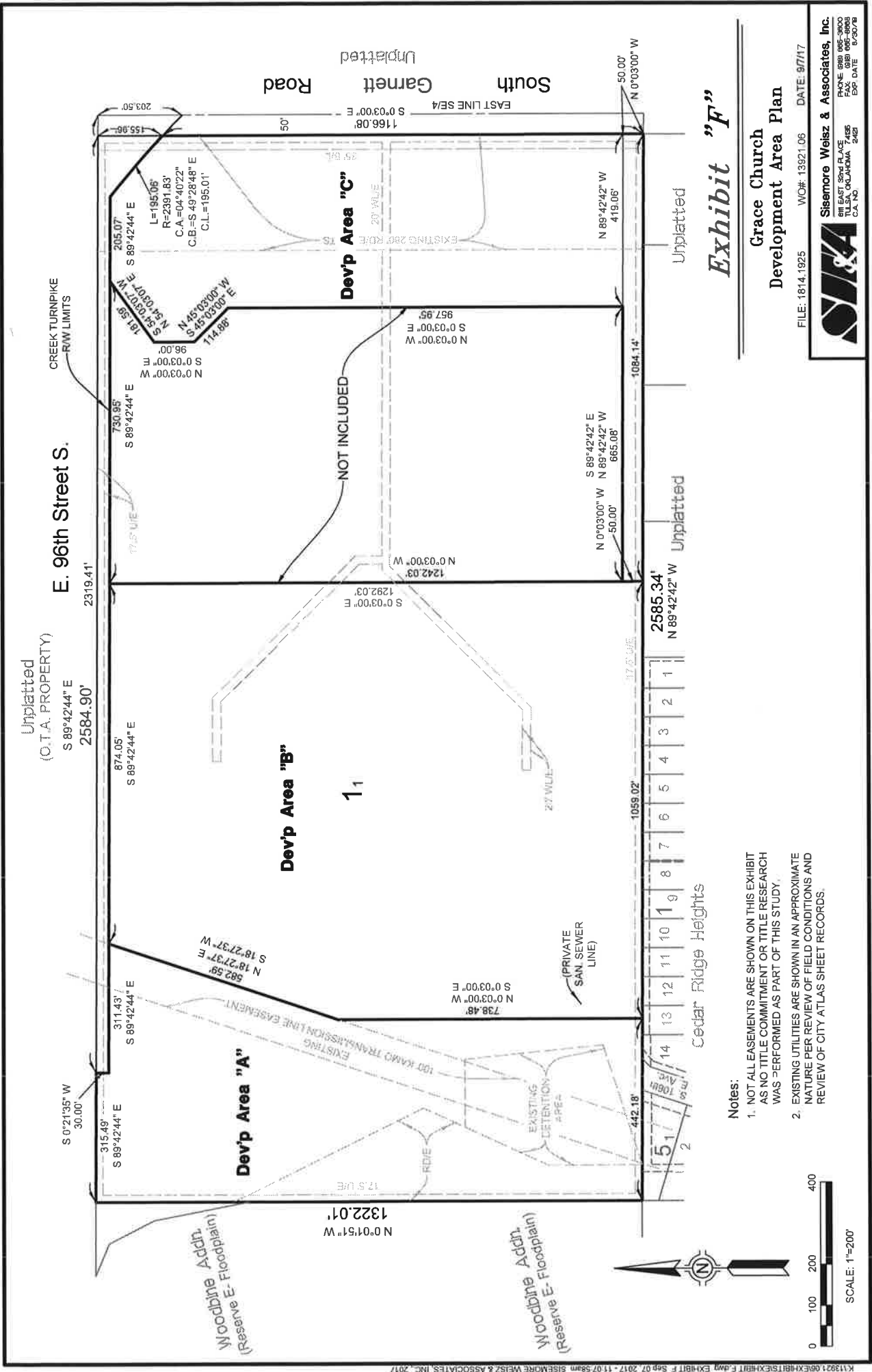
The applicant has stated that the proposed amendment, "will provide the residents of the area and the congregation of the Church an opportunity for appropriate development in the area to better serve their localized needs." The corresponding rezoning (CO-5) application allows for a mix of commercial, office, and entertainment uses to be developed in addition to the existing church and school use in Development Area "A" and "B". *Town Centers* are typically assigned to mixed-use areas "intended to serve a larger area of neighborhoods than *Neighborhood Centers* with retail, dining, services, and employment options."

According to the applicant, "[the] long history of actual use of the property by Grace Church and the development patterns of the surrounding area clearly indicate that *New Neighborhood* is no longer an appropriate designation for this area." *Grace Church* is not a typical neighborhood church and the size and level of services provided may not be appropriately defined within the *New Neighborhood* parameters. The proposed *Town Center* designation for Development Area "A" and "B" appears to be consistent with the

land use and development patterns in the surrounding area; and a *Town Center* designation within the existing \pm 44.7 church campus could create an appropriate transition from the more intense *Regional Center* designated medical corridor to the north of the Creek Turnpike along the E 91st St S corridor.

The Comprehensive Plan Amendment request also includes Development Area "C". Because of the large multi-family zoned parcel that separates the church campus from Development Area "C" there is little connectivity with Development Areas "A" and "B". The Tulsa County Floodplain Map illustrates that the majority of Development Area "C" is located within the floodplain and a billboard and large retention pond lies in the northern portion. *Town Center* does not align with the existing and intended zoning and use of the site.

Staff recommends **Approval** of the *Town Center* land use designation for Development Area "A" and Development Area "B" and **Denial** of the *Town Center* land use designation for Development Area "C"





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Feet



Subject
Tract

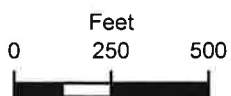
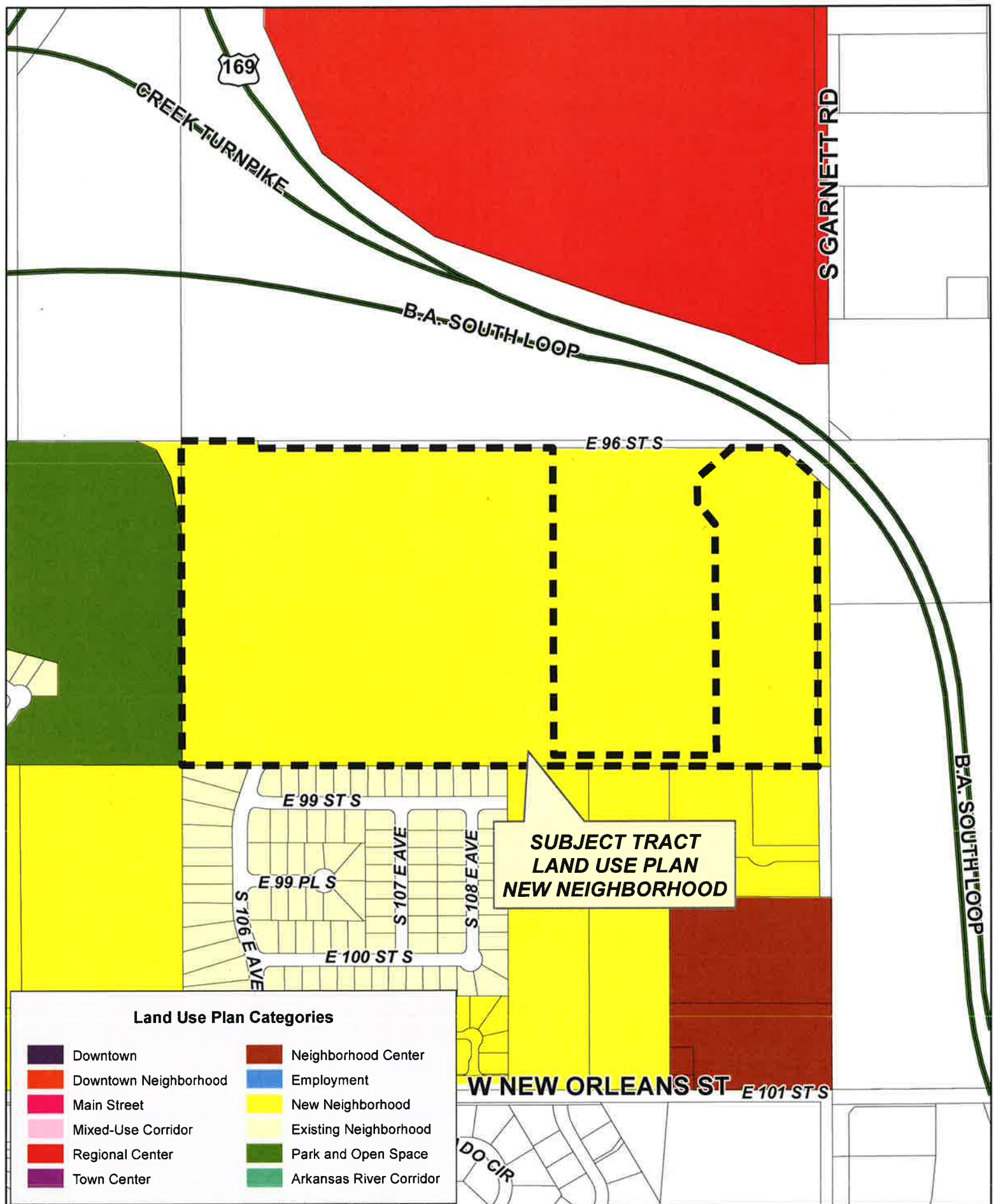
CPA-71

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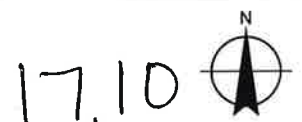
Aerial Photo Date: February 2016

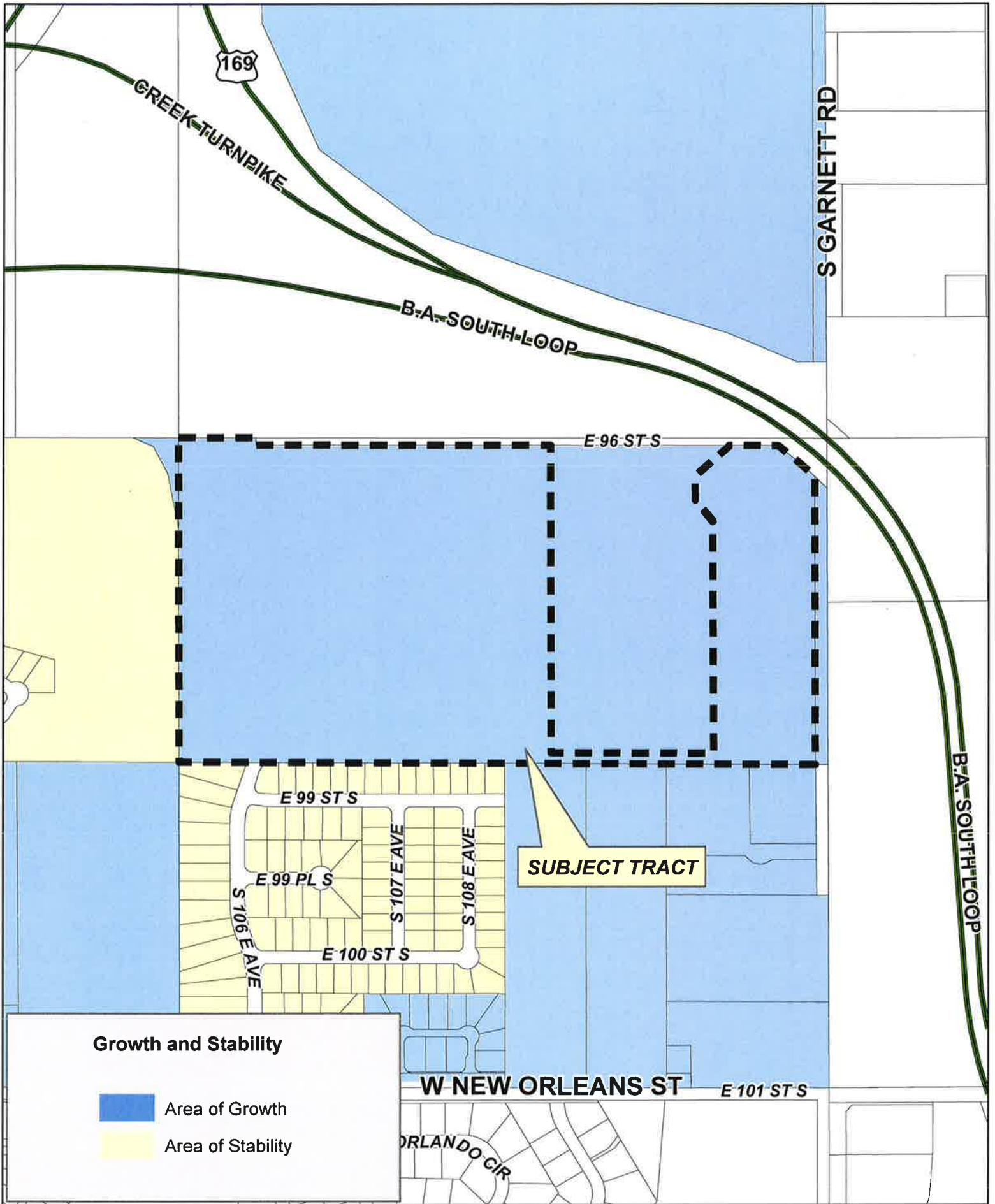




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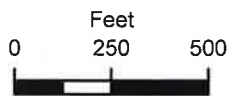
Growth and Stability



Area of Growth



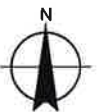
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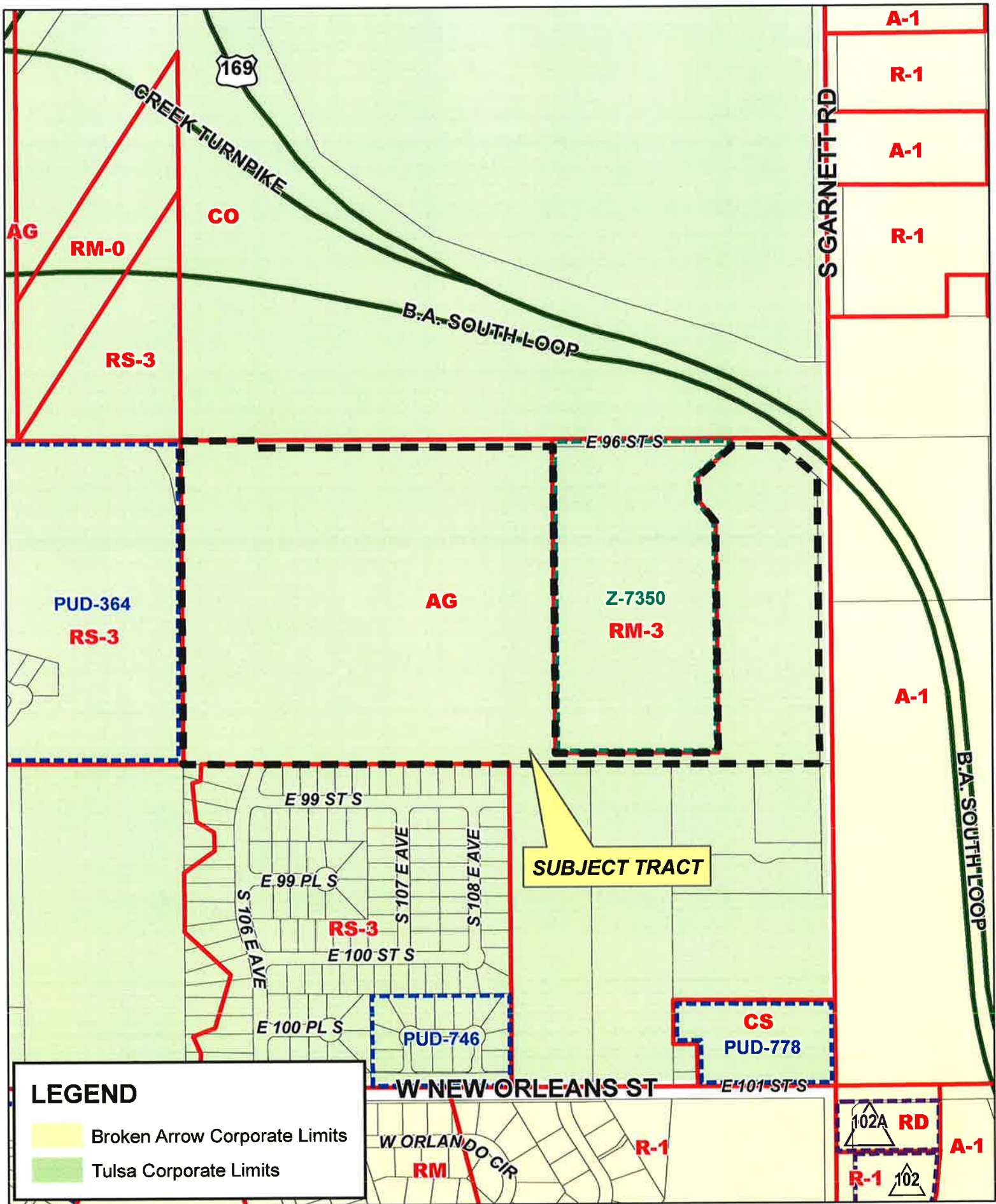


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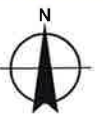


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CPA-71

18-14 19

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Tulsa Metropolitan Area
Planning Commission

Case Number: CO-5
(related to CPA-71)

Hearing Date: November 1, 2017

Case Report Prepared by:

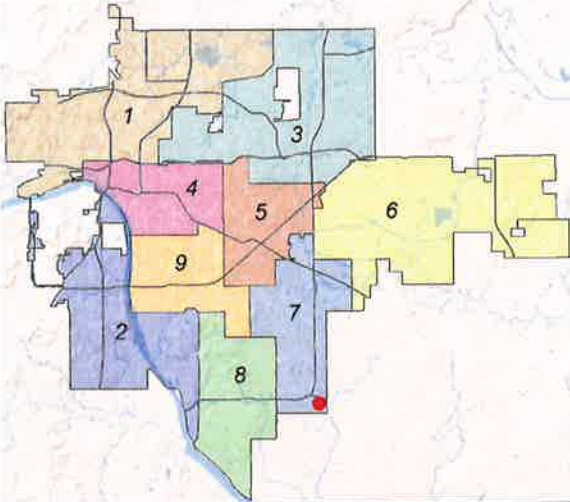
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Andrew Shank/Eller & Detrich

Property Owner: GRACE FELLOWSHIP TITLE

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Religious Assembly

Proposed Use: Mixed-Use

Concept summary: Rezone property to allow for redevelopment of the existing uses on the site.

Tract Size: 58 \pm acres

Location: SW/c of E. 96th St. S. & S. Garnett Rd.

Zoning:

Existing Zoning: AG

Proposed Zoning: CO

Comprehensive Plan:

Land Use Map:

Existing: New Neighborhood

Proposed: Town Center

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval for the Corridor Development Plan as included in the staff recommendation below.

Staff Data:

TRS: 8419

CZM: 58

Atlas: 2080, 2267

City Council District: 7

Councilor Name: Anna America

County Commission District: 3

Commissioner Name: Ron Peters

18,1

SECTION I: CO-5

APPLICANT DEVELOPMENT CONCEPT:

The purpose of this Corridor Development Plan is to provide for a unified development of mixed uses consistent with and complementary to the surrounding development (the "Project").

The Project is comprised of approximately sixty (60) acres of land south and west of the intersection of East 96th Street South and South Garnett Road.

The Project is in the vicinity of a mix of a medical corridor development, agricultural land, single-family and multifamily neighborhoods. The Project is bounded on the North by East 96th Street South and the Creek Turnpike, the East by flood plain and the City of Broken Arrow, the South by East 95th Street South, and the West by flood plain and PUD-364. The Project will extend the corridor development from the North and consist of a mix of uses consistent with and complementary to the surrounding development. The Project is consistent with the Comprehensive Plan and will improve the surrounding area by providing proper accessibility, circulation, functional relationship of uses and compatibility with adjoining and nearby development.

EXHIBITS:

- INCOG Case map
- INCOG Aerial (small scale)
- INCOG Aerial (large scale)
- Tulsa Comprehensive Plan Land Use Map
- Tulsa Comprehensive Plan Areas of Stability and Growth Map
- Applicant Exhibits:
 - Development Area Exhibit

DETAILED STAFF RECOMMENDATION:

CO-5 is not consistent with the current (New Neighborhood) land use designation of the comprehensive plan and,

The applicant has submitted a request for amending the land use designation to a (Town Center) in the comprehensive plan. If the comprehensive plan amendment is approved to include this area as a Town Center then the land use designation then CO-5 will be consistent the plan. The Town Center designation is also consistent with previous decisions by the Board of Adjustment that supported many assembly, school and office uses. Anticipated redevelopment of this site using the existing facility which would allowing expansion can be accomplished through the provisions in Section II of the following staff report in a way that is consistent with the Town Center Vision with the possible exception of the off-premise outdoor advertising sign and,

The Board of Adjustment has allowed significant density for a regional church, school and assembly areas. Previous approvals for the existing regional church site are equal to or less than the requested CO-5 therefore this request is considered to be non-injurious to the proximate properties and,

18.2

The requirement for a public street connection is consistent with the Corridor Development concept to provide internal street connections and the development standards are consistent with the Zoning Code therefore,

Staff recommends approval of CO-5 to rezone property from AG to CO-5 as outlined in Section II below.

SECTION II: DEVELOPMENT STANDARDS:

DEVELOPMENT AREA "A"

A. GROSS LAND AREA: 631,668 SF 14.501 AC

B. PERMITTED USES: Subcategories and specific uses as defined below are the only uses allowed in development area "A". All supplemental regulations as identified in the zoning code will apply.

Public, Civic and Institutional
Parks and Recreation
Wireless Communication Facility
Religious Assembly
School
Commercial
Assembly and Entertainment
Small (up to 250 person capacity)
Large (greater than 250 person capacity)
Office
Business or professional office
Medical, dental or health practitioner office
and uses of a nature customarily accessory thereto.

C. MAXIMUM FLOOR AREA RATIO: 1.25

D. MAXIMUM LAND COVERAGE OF A BUILDING: 30%

E. MAXIMUM BUILDING HEIGHT: NA*

*Provided that any building within 300 FT of the Southern boundary of the Project shall not exceed 35 FT in height.

F. OFF-STREET PARKING:

As specified by the applicable uses and in conformance with the requirements of the Tulsa Zoning Code in effect at the time of Detail Site Plan review.

G. MINIMUM BUILDING SETBACKS:

From the North boundary (E. 96th St.)
From the West boundary (PUD 364)

25 FT
10 FT

18.3

From the South boundary (E. 95 th St.)	25 FT
From the East boundary (Dev. Area B)	0 FT
From internal lot lines	0 FT

DEVELOPMENT AREA "B"

A. GROSS LAND AREA: 1,317,056 SF 30.235 AC

H. PERMITTED USES: Subcategories and specific uses as defined below are the only uses allowed in development area "B". All supplemental regulations as identified in the zoning code will apply.

Public, Civic and Institutional

Day Care

Religious Assembly

School

Commercial

Assembly and Entertainment

Small (up to 250 person capacity)

Large (greater than 250 person capacity)

Office

Business or professional office

Medical, dental or health practitioner office

and uses of a nature customarily accessory thereto.

B. MAXIMUM FLOOR AREA RATIO: 1.25

C. MAXIMUM LAND COVERAGE OF A BUILDING: 30%

D. MAXIMUM BUILDING HEIGHT: NA*

*Provided that any building within 300 FT of the Southern boundary of the Project shall not exceed 35 FT in height.

E. OFF-STREET PARKING:

As specified by the applicable uses and in conformance with the requirements of the Tulsa Zoning Code in effect at the time of Detail Site Plan review.

F. MINIMUM BUILDING SETBACKS:

From the North boundary (E. 96 th St.)	25 FT
From the West boundary (Dev. Area A)	10 FT
From the South boundary (E. 95 th St.)	25 FT
From the East boundary (RS-3)	10 FT
From internal lot lines	0 FT

DEVELOPMENT AREA "C"

I. GROSS LAND AREA: 577,516 SF 13.258 AC

18.4

- J. PERMITTED USE CATEGORIES:** Subcategories and specific uses as defined below are the only uses allowed in development area "C". All supplemental regulations as identified in the zoning code will apply.

"Other Use Category"

Business Signs and Off-Premise Outdoor Advertising
and uses of a nature customarily accessory thereto.

Project Accessory Uses, including without limitation Project Stormwater Detention, drainage improvements and business signs as limited in the general provisions section below. The accessory Uses includes all other vehicular access including public street construction. Note that accessory or non-accessory parking is specifically prohibited.

- K. MAXIMUM FLOOR AREA RATIO:** N/A

- L. MAXIMUM LAND COVERAGE OF A BUILDING:** N/A

- M. MAXIMUM BUILDING HEIGHT:** N/A*

*Provided that any building within 300 FT of the Southern boundary of the Project shall not exceed 35 FT in height.

- N. OFF-STREET PARKING:**

As specified by the applicable uses and in conformance with the requirements of the Tulsa Zoning Code in effect at the time of Detail Site Plan review.

- O. MINIMUM BUILDING SETBACKS:** N/A

GENERAL PROVISIONS

- A. LANDSCAPED AREA; SCREENING:**

A minimum of twenty-five percent (25%) of the total area of the Project will be improved as landscaped open space in accordance with the provisions of the Landscape Chapter of the Tulsa Zoning Code in effect at the time of Detail Site Plan review. The minimum landscaped area of each lot shall be established at Detail Site Plan review. The minimum street trees required for each lot shall be as follows: One (1) street tree/50 FT of street frontage. The location of the minimum street trees shall be determined at Detail Site Plan review. The eastern and southern boundaries of the Project shall be appropriately landscaped and/or screened from the abutting RS-3, RM-3 and AG zoned property. The provisions are additional requirements beyond the minimum standards identified in the Landscape Chapter of the Tulsa Zoning Code effective at the time of any building permit.

- B. SIGNS:**

PROJECT IDENTIFICATION SIGNS:

One (1) Project identification sign will be permitted in Development Area "C" in the Reserve Area along South Garnett near the Project entrance with a maximum of

18.5

200 SF of display surface area and 25 FT in height and shall be lit by constant light.

GROUND SIGNS:

One (1) ground sign will be permitted per lot with a maximum of 75 SF of display surface area and 20 FT in height and shall be lit by constant light.

WALL SIGNS:

Wall signs shall not exceed an aggregate display surface area of three (3) SF per lineal foot of the building wall to which the sign is affixed. No wall sign with lighting shall be located on the southern wall of any building within 300 FT of the Southern boundary of the Project.

OUTDOOR ADVERTISING SIGNS:

One (1) outdoor advertising sign will be permitted in Development Area "C" in the Reserve Area along South Garnett within the Freeway Sign Corridor with a maximum of 672 SF of display surface area and 61 FT in height. The outdoor advertising sign may contain digital technology, including without limitation an LED display surface area conveying changeable copy.

Staff note: A sign was previously allowed as part of a Board of Adjustment decision but the sign was not considered outdoor advertising. That Board case permitted 49 feet in height and 406.25 square feet display surface area.

SIGNS – MISCELLANEOUS:

Signs not visible from a public street, including without limitation, way finding, directional and informational signs, will be permitted without requiring Detail Sign Plan approval.

C. LIGHTING:

All lighting standards including building mounted shall be hooded and directed downward and away from the boundaries of the Project. Shielding of outdoor lighting shall be designed to prevent the light producing element or reflector of the light fixture from being visible to a person standing at ground level in an adjacent residential area. All lighting in the Project shall comply with the Tulsa Zoning Code Lighting Standards in effect at the time of Detail Site Plan review.

D. TRASH AND MECHANICAL EQUIPMENT AREAS:

All trash, mechanical and equipment areas (excluding utility service transformers, pedestals or equipment provided by franchise utility providers) including building mounted, shall be screened from public view in such a manner that the areas cannot be seen by a person standing at ground level. The screening around the trash receptacles shall consist of masonry materials.

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SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The proposed Town Center land use designation is compatible with the existing neighborhood and new neighborhood land use categories. Staff has recommended denial of the Comprehensive Plan amendment (CPA-71) in Development area C because the entire site is in a floodplain and practically undevelopable.

Land Use Vision:

Land Use Plan map designation:

Existing: Land Use Map New Neighborhood

"The New Neighborhood residential building block is comprised of a plan category by the same name. It is intended for new communities developed on vacant land. These neighborhoods are comprised primarily of single-family homes on a range of lot sizes, but can include townhouses and low-rise apartments or condominiums. These areas should be designed to meet high standards of internal and external connectivity, and shall be paired with an existing or New Neighborhood or Town Center."

Proposed: Town Center

Town Centers are medium-scale, one to five story mixed-use areas intended to serve a larger area of neighborhoods than Neighborhood Centers, with retail, dining, and services and employment. They can include apartments, condominiums, and townhouses with small lot single family homes at the edges. A Town Center also may contain offices that employ nearby residents. Town centers also serve as the main transit hub for surrounding neighborhoods, and can include plazas and squares for markets and events. These are pedestrian-oriented centers designed so visitors can park once and walk to number of destinations.

Areas of Stability and Growth designation: Area of Growth

The purpose of an Area of Growth is to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the city where general agreement exists that development or redevelopment is beneficial. As steps are taken to plan for, and, in some cases, develop or redevelop these areas, ensuring that existing residents will not be displaced is a high priority. A major goal is to increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.

Areas of Growth are found throughout Tulsa. These areas have many different characteristics but some of the more common traits are in close proximity to or abutting an arterial street, major employment and industrial areas, or areas of the city with an abundance of vacant land. Also, several of the Areas of Growth are in or near downtown. Areas of Growth provide Tulsa with the opportunity to focus growth in a way that benefits the City as a whole. Development in these areas will provide housing choice and excellent access to efficient forms of transportation including walking, biking, transit, and the automobile.

Transportation Vision:

Major Street and Highway Plan:

South Garnett Road is a secondary arterial street that is on the eastern border of Tulsa and the western border of Broken Arrow. Tulsa County maintains South Garnett Road along the entire frontage of this request.

Trail System Master Plan Considerations:

East of 129th Street South in the Floodplain / Greenway zone the City of Broken Arrow has provided an opportunity for pedestrian and bicycle activity that should be accessible to this corridor development area. Sidewalk and pedestrian access to that nature area should be a required with the development plan.

North of East 96th Street South the existing trail system should also be a consideration of the pedestrian system with this project.

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site has been occupied by a regional church with associated office, daycare, private school and signage as approved through the City of Tulsa Board of Adjustment Special Exception process. In 2016 the Planning Commission and City Council approved a multifamily development that isolated existing signage from the church site. The existing signage is where the outdoor advertising sign is proposed.

Environmental Considerations: Floodplain on the east portion of this property will prohibit meaningful development in Development Area C. Floodplain west of the site will also limit any future development immediately west of the west boundary of CO-5.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 96 th Street South	Residential Collector	60 feet	2
Grace Fellowship Drive*	Private Drive	NA	2
South 106 th East Avenue	None	50 feet	2

*Grace Fellowship Drive will be dedicated to the public from Garnett to the west approximately 1000 feet prior to construction of the proposed multifamily project abutting CO-5. The redevelopment of CO-5 will require that remainder of the street to be dedicated to the public. Prior to acceptance of the street right of way the street will be reconstructed to meet City of Tulsa Standards prior to any new development.

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	CO north of the Turnpike	Regional Center	Growth	No development plan has been approved associated with this rezoning
East	RM-3 with optional development plan, then Broken Arrow Corporate Limits	New neighborhood <i>Garnett Greenway / Floodplain in Broken Arrow east of Garnett. Includes public open space park and trail system.</i>	Growth	Vacant
South	RS-3	Existing neighborhood	Stability	Single family residential
West	RS-3 / PUD 364	Existing Neighborhood with Parks and open space adjacent to the west boundary of CO-5	Stability	Single family and open space

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11834 dated June 26, 1970, established zoning for the subject property.

Subject Property:

Z-7320 and Z-7320-SP-1 April 2016: A request for rezoning a 26.74± acre tract of land from AG to CO with a Corridor Development Plan, for medical offices, was made on property located on the east portion of the subject property. Staff was recommending approval, however the applicant withdrew the application on April 19, 2016.

Z-7350 July 2016: All concurred in **approval** of a request for rezoning a 18.69± acre tract of land from AG to RM-3 with an Optional Development Plan on property located within the subject property located on the southwest corner of E. 96th St. S. and S. Garnett Rd.

BOA-21347 December 13, 2011: The Board of Adjustment **approved** a *variance* to exceed the number of permitted signs in an AG district (Section 302.B.2.b); and a variance to exceed the permitted 150 square feet display surface area for a sign in an AG district (Section 302.B.2.b). This large tract of 3,334,803 square feet, contains a very large church structure and additional signage is needed to direct visitors and parishioners. This approval is for the Grace Church sign located approximately 49 feet above the ground elevation on the north and east elevations. It is noted that the building setback is approximately 400 to 1,000 feet from the nearest property, on property located at 9610 S. Garnett Rd. E. and also a part of the subject property. Note: This board case required a private deed restriction to remove the sign if the 80 acre tract were ever split.

18.9

BOA-19144 July 2001: The Board of Adjustment **approved** a *variance* to the number, size, and height limitations of the zoning code and to allow flashing illumination, changeable copy, and animation as required, to permit new signs at various locations on the subject property located at the southwest corner of E. 96th St. S. and S. Garnett Rd.

Staff note: This is the case that approved the existing sign at the northeast corner of the 80 acre tract. Allowed additional height and 406.25 square feet of display surface area.

BOA-18936 December 12, 2000: The Board of Adjustment **approved** a *minor special exception* to a previously approved site plan to add a new youth building with an auditorium with seating for approximately 600 people on the subject property.

BOA-18352 March 23, 1999: The Board of Adjustment **approved** a *special exception* to amend a previously approved site plan to include a multi-use church facility with seating for 2,800, four unlighted sports fields, a 4,500 square foot central power plant building and accessory parking and a storm water drainage facility on the subject property.

BOA-17905 January 13, 1998: The Board of Adjustment **approved** a *minor special exception* to amend the previously approved site plan on the subject property.

BOA-17840 October 14, 1997: The Board of Adjustment **approved** a *minor special exception* for an amended site plan to add a 2,708 square foot pavilion on the subject property.

BOA-17863 October 27, 1997: The Board of Adjustment **approved** a *special exception* to permit a 180' monopole; and a *special exception* to reduce the required setback from R district to 50' from the north and 150' from the west; per plan submitted and subject to the 180' monopole replacing the 150' monopole; finding that due to the road design for the South Loop, the property is unlikely to be developed, on property located at 9610 S. Garnett Rd. and also known as a part of the subject property.

BOA-13732 September 12, 1985: The Board of Adjustment **approved** a *variance* to allow three existing signs (one bulletin board and two lighted directional signs) for a church in an AG district; per plot plan, on property located at 9610 S. Garnett Rd. and also known as a part of the subject property.

BOA-13457 February 7, 1985: The Board of Adjustment **approved** a *variance* of the surface area and height requirements to permit a combination bulletin board and sign for an existing church in an AG district; finding that the size and terrain of the subject tract constitutes a hardship; and finding that the size of the sign in relation to the size of the property does not violate the spirit and intent of the Code, on property located at 9610 S. Garnett Rd. and also known as a part of the subject property.

Staff note: A sign was allowed as part of a Board of Adjustment decision but the sign was not considered outdoor advertising. The Board of Adjustment also included a requirement that a deed restriction shall be placed on the property that removed the sign if the parent 80 acre tract was ever split. We have no evidence that the restriction was ever filed.

BOA-11534 August 6, 1981: The Board of Adjustment **approved** a *special exception* to permit a church and school in an AG district (Grace Fellowship Church and School) per plot plan, subject to a subdivision plat, with the record to reflect that this is a private school and a facility of this size with school use and church use approval would not be required to be reviewed again by the Board if a facility such as a day-care center was added in the future, on property located at 9610 S. Garnett Rd. and also known as a part of the subject property.

Surrounding Property:

PUD-778 September 2010: All concurred in **approval** of a proposed Planned Unit Development on a 5± acre tract of land for a personal office/warehouse building and two sports activity buildings for a private volleyball club on property located west of the northwest corner of East 101st St. and South Garnett Rd.

PUD-746 October 2007: All concurred in **approval** of a proposed Planned Unit Development on a 5± acre tract of land for single-family residential on property located west of the northwest corner of East 101st St. and South Garnett Rd.

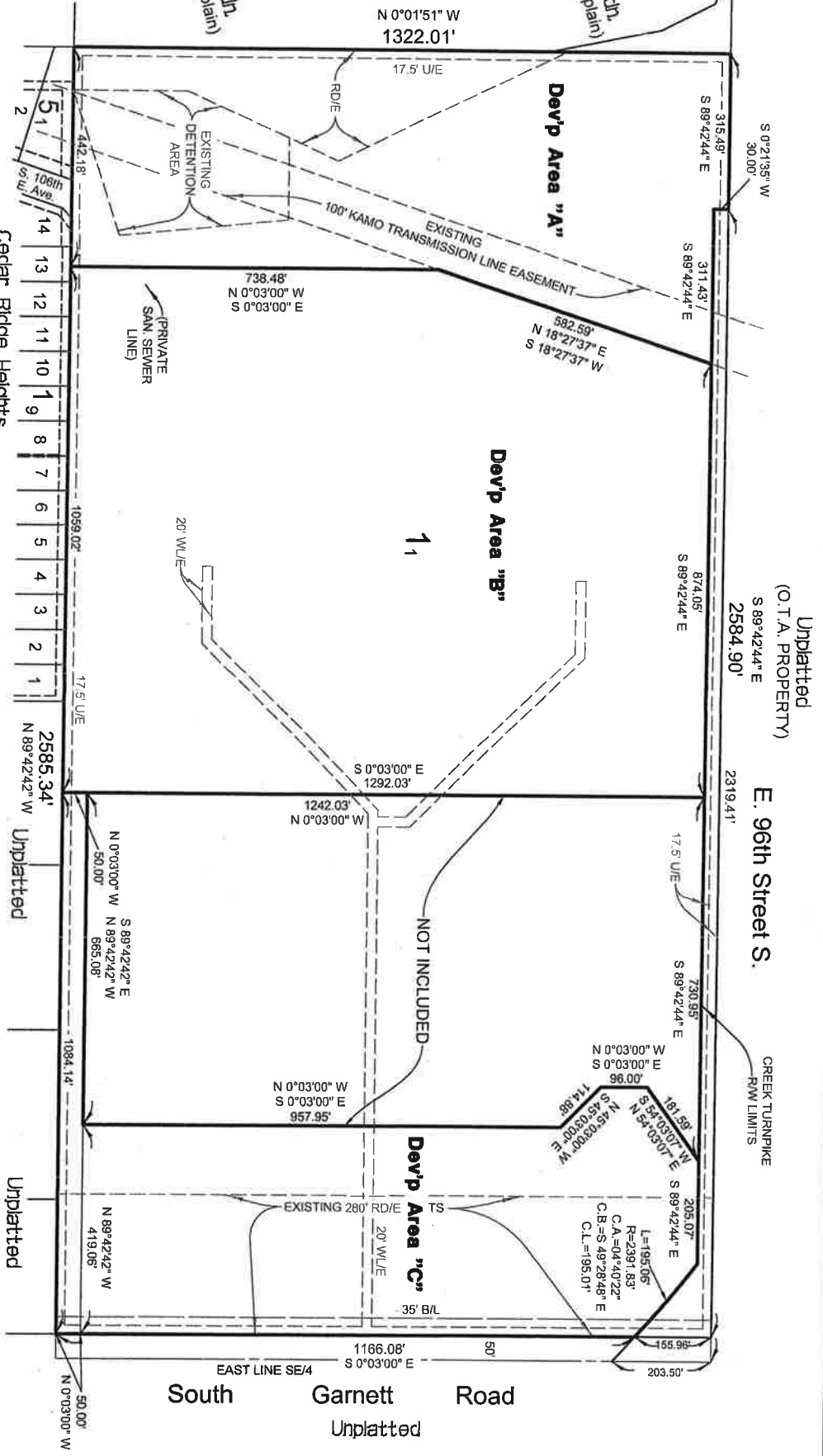
Z-5954/ PUD-364 January 1984: All concurred in **approval** of a request for rezoning a 114.7± acre tract of land from AG to RS-3/RM-0/CS/PUD for shopping, office, multi-family, townhouses and detached single-family homes on property located on the northeast corner of South Mingo Rd. and East 101st St. S.

11/1/2017 1:30 PM



- Notes:
1. NOT ALL EASEMENTS ARE SHOWN ON THIS EXHIBIT AS NO TITLE COMMITMENT OR TITLE RESEARCH WAS PERFORMED AS PART OF THIS STUDY.
 2. EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE NATURE PER REVIEW OF FIELD CONDITIONS AND REVIEW OF CITY ATLAS SHEET RECORDS.

Cedar Ridge Heights

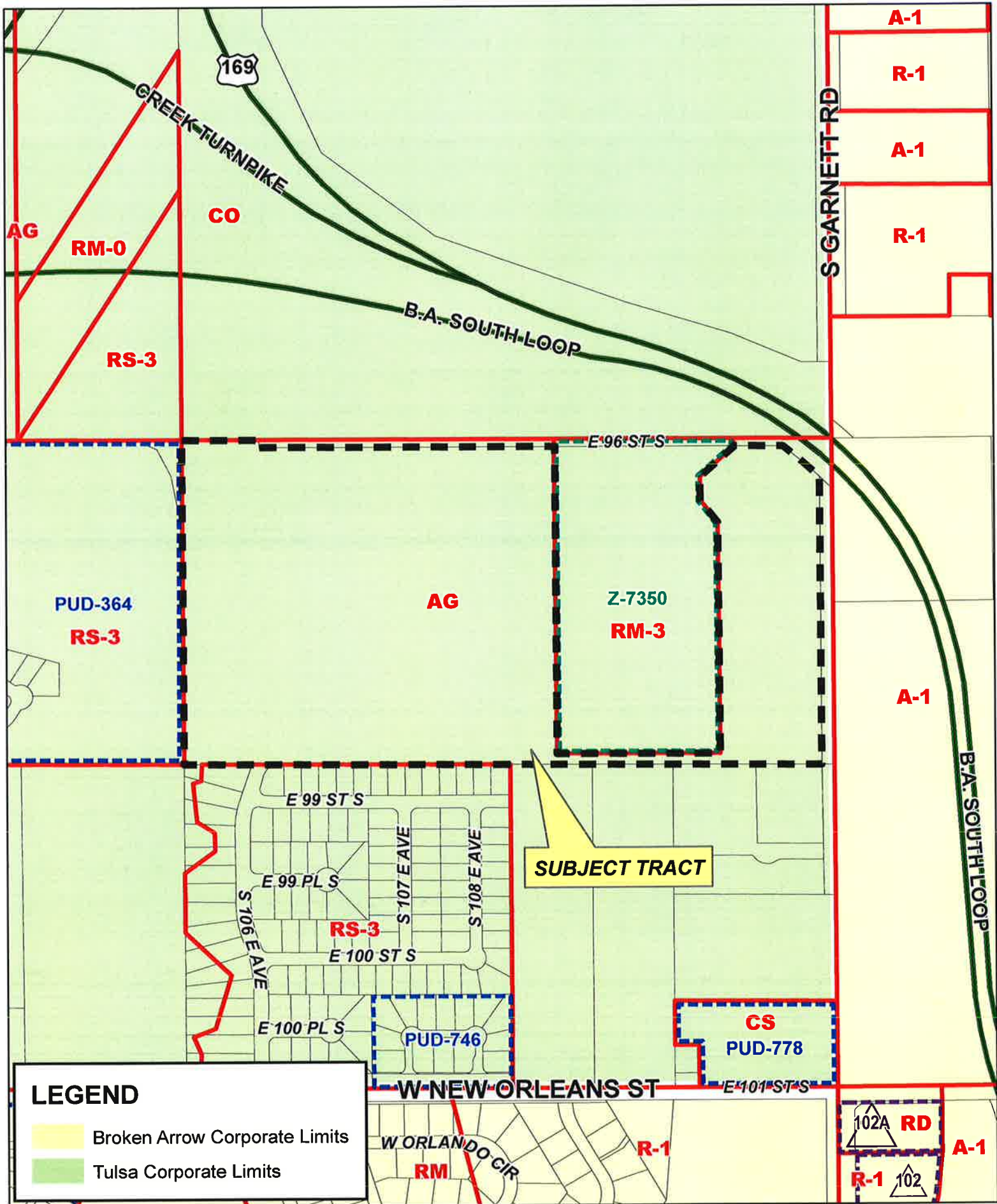


W&A
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Grace Church
Development Area Plan
FILE: 1814.1925 WCH: 13921.06 DATE: 9/7/17

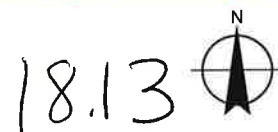
Exhibit "F"

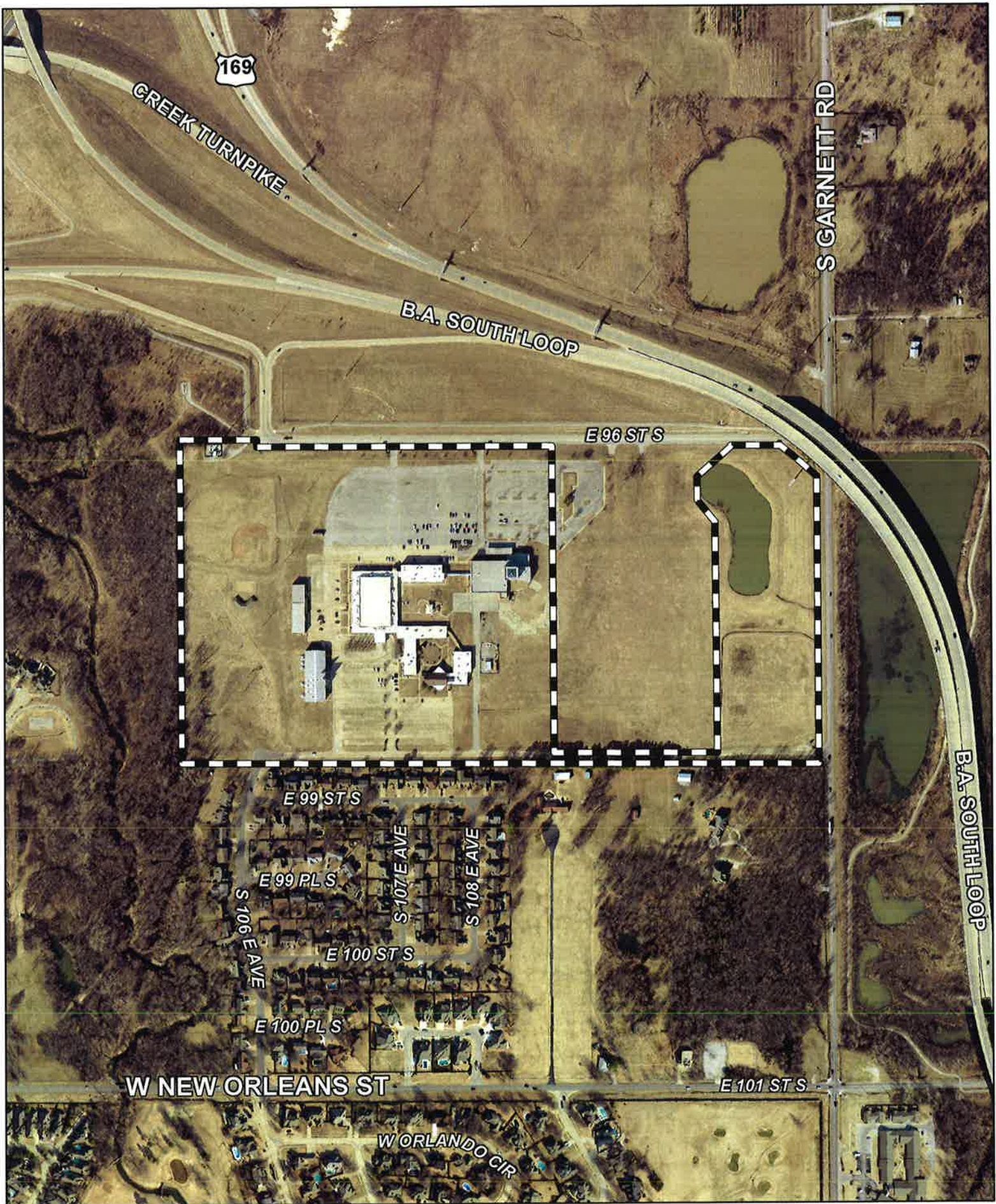
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0 250 500
Feet



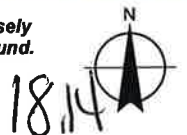
Subject
Tract

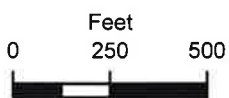
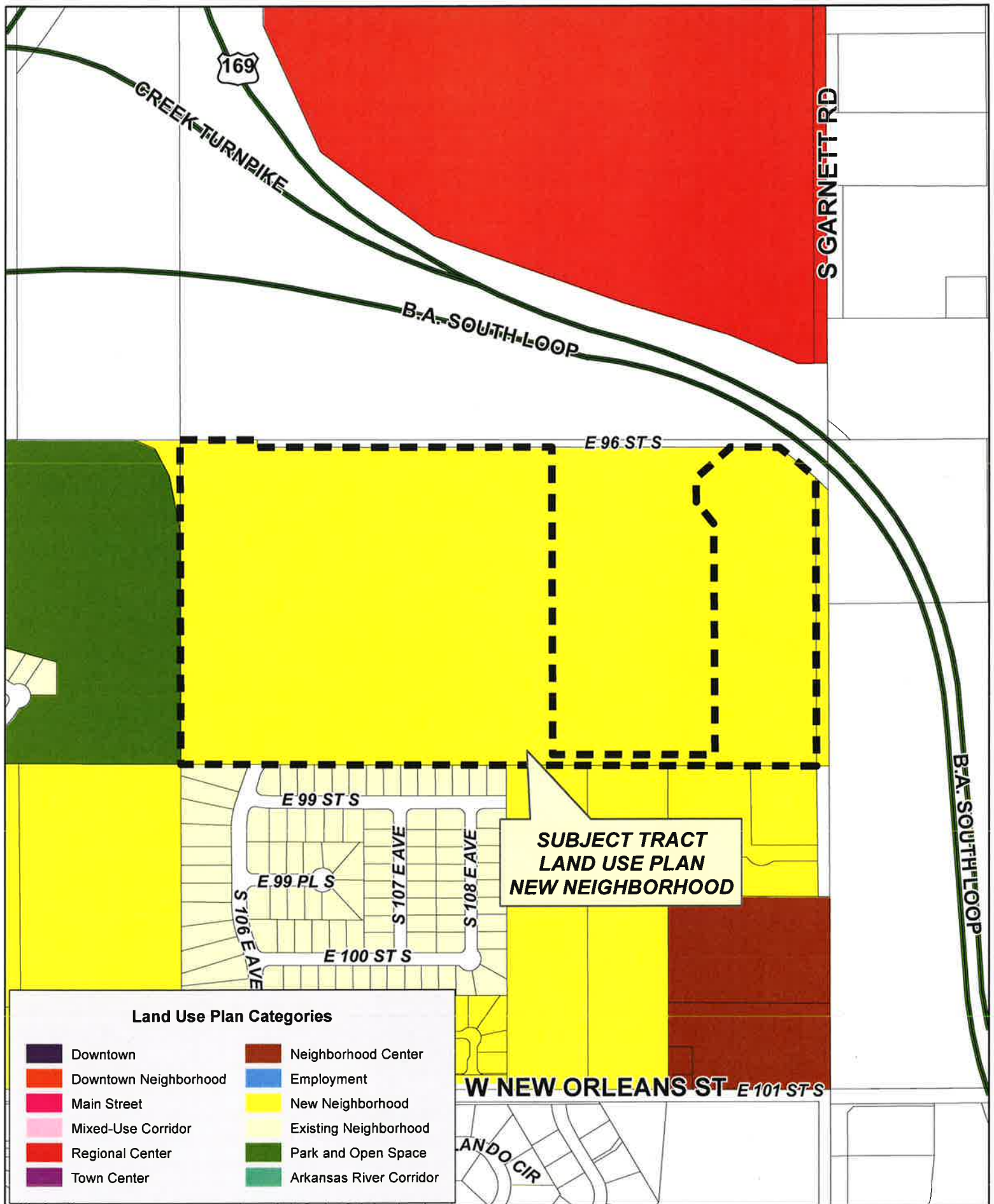
CO-5

18-14 19

Note: Graphic overlays may not precisely
align with physical features on the ground.

Aerial Photo Date: February 2016

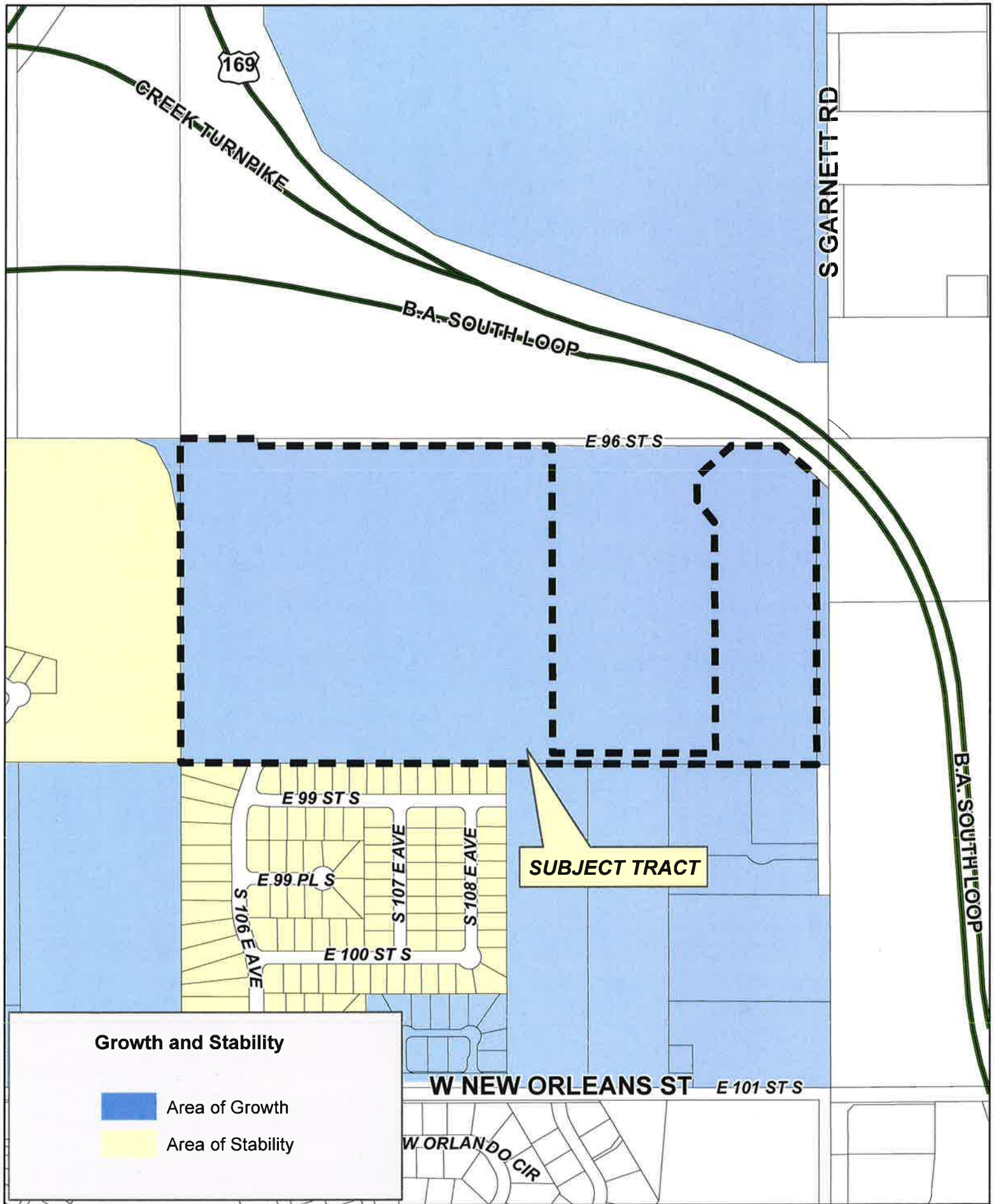




CO-5

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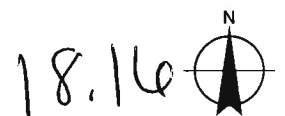
Growth and Stability

- Area of Growth
- Area of Stability



CO-5

18-14 19



TMAPC Staff Report

November 1, 2017

Downtown Area Economic Development Project Plan

Item for consideration: Adopt a resolution of the Tulsa Metropolitan Area Planning Commission determining that the Downtown Area Economic Development Project Plan is in conformance with the *Tulsa Comprehensive Plan* and recommending to the City of Tulsa the approval and adoption of the Downtown Area Economic Development Project Plan.

I. **Background:** As defined by the *Tulsa Comprehensive Plan*, a Tax Increment Financing District (TIF) is “a redevelopment tool used to provide dedicated funding within well-defined districts for public investments such as infrastructure improvements, by capturing the future increase in tax revenue generated by appreciation in property values as a result of those improvements.”

II. **Development or Redevelopment Using Tax Increment Financing:** The Oklahoma Constitution authorizes special financing tools to assist with the development or redevelopment of areas determined by a city, town, or county to be unproductive, undeveloped, underdeveloped, or blighted. The Local Development Act provides those tools and guidelines limiting their use to areas where investment, development, and economic growth are difficult but possible if the Act is used.

One of the Act’s tools is tax increment financing, which allows a city, town or county to direct the apportionment of an increment of certain local taxes and fees to finance public project costs in order to stimulate development in the defined area. The sales tax increment is the portion of sales taxes collected each year that are generated by the project(s) in the increment district, as determined by a formula approved by the governing body. The increment district is established by the development and approval of a project plan, which specifies the project area, the boundaries of the increment district, the objectives for the project area, the activities to be carried out in furtherance of those objectives, and the costs.

III. The **Downtown Area Project Plan** is generally located south of Highway 412, west of the Cherokee Expressway, north of Highway 64, east of North Denver Avenue, as well as a portion north of Highway 412 along Highway 75.

The Project Plan is made up of eight Increment Districts:

INCREMENT DISTRICT A: The Arts TIF District

INCREMENT DISTRICT B: PAC TIF District

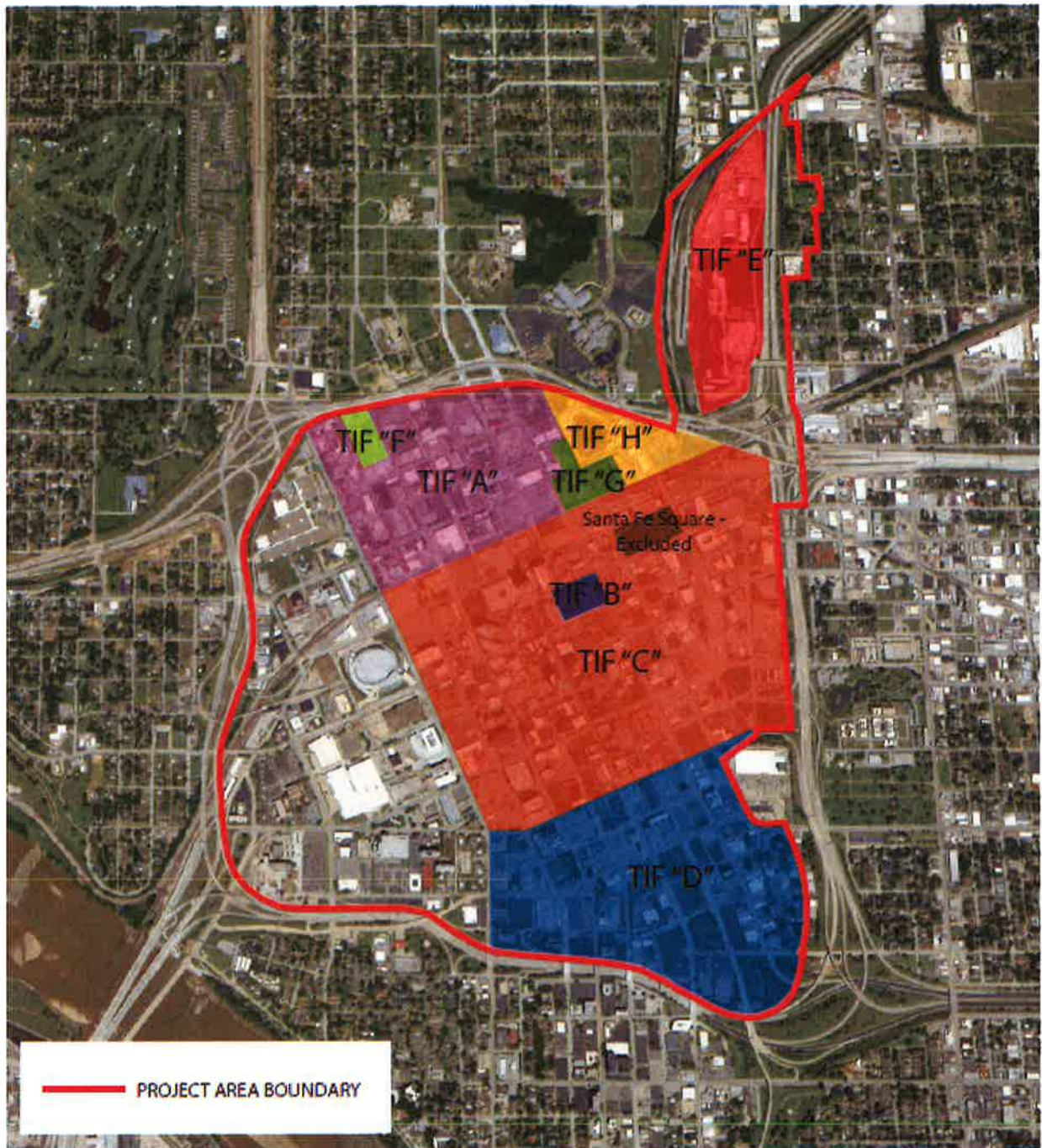
INCREMENT DISTRICT C: East End TIF District

INCREMENT DISTRICT D: Cathedral TIF District

INCREMENT DISTRICT E: Evans-Fintube TIF District

19.1

INCREMENT DISTRICT F: Western Supply TIF District
INCREMENT DISTRICT G: Ball Park Area TIF District
INCREMENT DISTRICT H: Greenwood TIF District

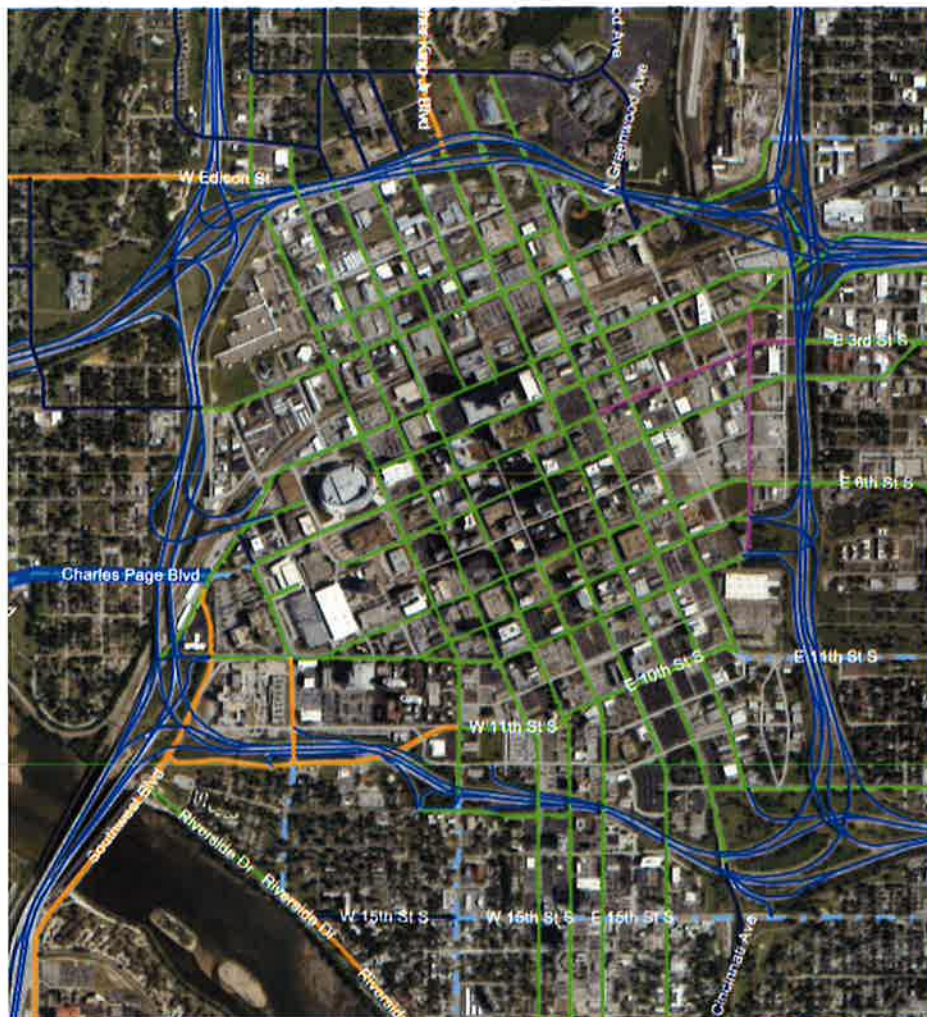


IV. Review of the Downtown Area Project Plan for Conformance with the Tulsa Comprehensive Plan: Prior to submittal to City Council, the TMAPC is asked to review the Project Plan and adopt a resolution stating that the plan is in conformance with the adopted Tulsa Comprehensive Plan. Staff analysis will focus on three aspects of the *Tulsa Comprehensive Plan*:

- Major Street and Highway Plan
- Land Use Map
- Other Comprehensive Plan Priorities

A. Major Street and Highway Plan

The Major Street and Highway Plan (MSHP) classifies street segments in the Project Plan Area primarily as *Commercial/CBD/Industrial Collectors* (green), with Kenosha Avenue and E. 3rd St. classified as *Commercial/Industrial Streets* (purple) and *Freeways* shown in blue. In the far eastern portion of the project area, there are a few smaller streets classified as "Other."



B. Land Use Map

The primary land use designations in the Project Plan Area are Downtown (blue) and Downtown Neighborhood (gold.). There are also a few pockets of Park and Open Space (green).



The land use designations of *Downtown*, *Downtown Neighborhood* and *Parks and Open Space* are found in the Project Plan Area. They are described in the *Tulsa Comprehensive Plan* as:

“Downtown Tulsa is a unique area, the centerpiece of the city and region with the highest intensity of uses. Many uses are attracted to the centralized location – government entities, major employers, regional entertainment venues, unique restaurants, specialty stores, nightclubs, cultural entertainment and hotels. Downtown is a significant employment center. Downtown also is a unique and eclectic neighborhood offering a special variety of housing for people who prefer to live in the midst of the activity and amenities.”

“Downtown Core is Tulsa’s most intense regional center of commerce, housing, culture and entertainment. It is an urban environment of primarily high density employment and mixed-use residential uses, complemented by regional-scale entertainment, conference, tourism and educational institutions. Downtown core is primarily a pedestrian-oriented area with generous sidewalks shaded by trees, in-town parks, open space, and plazas. The area is a regional transit hub. New and refurbished buildings enhance the pedestrian realm with ground-floor windows and storefronts that enliven the street. To support downtown’s lively and walkable urban character, automobile parking ideally is located on-street and in structured garages, rather than in surface parking lots.”

“Downtown Neighborhoods are located outside but are tightly integrated with the Downtown Core. These areas are comprised of university and higher educational campuses and their attendant housing and retail districts, former warehousing and manufacturing areas that are evolving into areas where people both live and work, and medium- to high-rise mixed use residential areas. Downtown Neighborhoods are primarily pedestrian-oriented and are well connected to the Downtown Core via local transit. They feature parks and open space, typically at the neighborhood scale.”

“Parks and Open Space are areas to be protected and promoted through the targeted investments, public-private partnerships, and policy changes identified in the Parks, Trails, and Open Space chapter. Zoning and other enforcement mechanisms will assure that recommendations are implemented. No park and/or open space exists alone: they should be understood as forming a network, connected by green infrastructure, a transportation system, and a trail system. Parks and open space should be connected with nearby institutions, such as schools or hospitals, if possible.”

The “Objectives” and “Statement of Principal Actions” in the Downtown Area Economic Development Project Plan and supporting Increment Districts, City of Tulsa are fully consistent with the land use designations. The Project Plan and resulting revenues generated by the TIF will benefit the public realm, likely contributing to the pedestrian environment and public amenities of Downtown.

C. Other Comprehensive Plan Priorities

The *Tulsa Comprehensive Plan* contains multiple priorities, goals and policies to promote economic development within downtown in order to attract major investment, enhance the tax base, stimulate economic growth, and improve the quality of life in and around the City. Below are portions of the Comprehensive Plan (not all encompassing) that align with the objectives of the Downtown Area Economic Development Project Plan and can be implemented through the benefits of the Project Plan.

Land Use Goal 3 of the Comprehensive Plan states: “New development is consistent with the PLANiTULSA building blocks.” Policies to support this goal include:

3.1 Promote pedestrian-friendly streetscapes by designing pedestrian-friendly streetscapes and encouraging new developments to provide pedestrian-oriented amenities and enhancements, including:

- Arcades, awnings and other architectural features to provide a human scale and offer protection from rain and the summer heat;
- Pedestrian plazas and green open space that offer interesting public places for people to enjoy the street experience. These should incorporate water features, sculptures, art or other architectural objects or focal points;
- Public art, benches, trash receptacles, bike racks and other amenities that enhance the quality of the pedestrian experience;
- Walkways and sidewalks that differentiate the pedestrian space from the auto realm;
- Pedestrian-oriented street lighting to increase the sense of safety and reduce the impact of light pollution;
- Trees and other landscaping to visually enhance the space as well as provide shade and a cooler microclimate. Native or drought resistant species should be encouraged;
- Walkways leading directly to the street from building entrances;
- Moving overhead wires to underground locations and relocating other utilities to the rear of the development to improve the area’s appearance.

3.2 Encourage a balance of land uses within walking distance of each other.

- Create pedestrian-oriented, mixed-use campus areas that will serve student populations, faculty, and surrounding neighborhoods.
- Build neighborhood facilities, such as schools, libraries and community centers, within walking distance of transit stations and homes.

3.3 Work with utility providers to increase options for street light fixtures that encourage walking and safety, to increase options for trees, and to resolve maintenance issues.

3.4 Allocate City funds and find other funding to enhance pedestrian amenities on streets in priority areas.

3.7 Enhance visual enjoyment of public spaces and art.

- Civic institutions and community events, such as street fairs, parades, farmers markets and live performances, all give Tulsa an important cultural and urban flair.

Economic Development Goal 6 of the Comprehensive Plan states: "Downtown Tulsa is the core of the regional economy." Policies to support this goal include:

6.1 Expand the development tool kit to enable adaptive re-use and occupancy of historic and viable older buildings downtown that are currently vacant. This should include designation of National Register districts in downtown, enlarging the tax increment area to incorporate the entire downtown, and offering property tax freezes on historic buildings to further encourage their adaptive re-use.

6.2 Enter into partnerships and provide appropriate tools that will bring about more new, sustainable mixed-use, and residential development on vacant or underutilized sites owned by the private sector, public agencies and religious institutions.

Adopted as an amendment to the *Tulsa Comprehensive Plan* in 2010, the *Downtown Area Master Plan* provides guidance in the revitalization of downtown, connection of the downtown's districts to one another, and creation of an active center of the City through several large-scale private developments, multiple smaller-scale private developments, and public infrastructure improvements throughout downtown. The Downtown Area Economic Development Project Plan provides a tool to implement objectives and projects specifically mentioned in the Downtown Area Master Plan.

The Project Plan is in full conformance with the *Tulsa Comprehensive Plan*, including the *Downtown Area Master Plan*, and will initiate a catalytic effect to facilitate the development of the Project Area.

V. Staff recommendation: Approval of the Downtown Area Economic Development Project Plan, finding it to be in conformance with the *Tulsa Comprehensive Plan* and recommending to the City of Tulsa the approval and adoption of the Downtown Area Economic Development Project Plan.

VI. Attachments:

- Downtown Area Economic Development Project Plan and supporting Increment Districts, City of Tulsa
- Findings and Recommendation of the Downtown Area Economic Development Project Plan Review Committee

Adopted _____

**DOWNTOWN AREA ECONOMIC DEVELOPMENT PROJECT PLAN
AND SUPPORTING INCREMENT DISTRICTS, CITY OF TULSA**

PREPARED BY:

THE CITY OF TULSA, OKLAHOMA



WITH THE ASSISTANCE OF:

**CENTER FOR ECONOMIC DEVELOPMENT LAW
301 North Harvey, Suite 100
Oklahoma City, Oklahoma 73102
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DRAFT OF 10-23-2017 FOR TMAPC CONSIDERATION

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I. INTRODUCTION

The City of Tulsa ("City") adopted a Downtown Area Master Plan in 2010. It provides guidance for public and private investment in the core of the City. The plan also explores recommended projects that have informed the implementation of an historic capital funding package (Vision 2025) with an eye to the future and a specific desire to:

- Revitalize the downtown;
- Connect it to the Tulsa River Park's system; and
- Initiate rail transit extending outward from the downtown to the beginnings of future corridors services the city and the region.

The Downtown Area Master Plan recommends capital projects to improve access, gateways to showcase the district as a destination, and urban design criteria to support high quality, contextual development and placemaking. Increased residential opportunities are desired to create a robust and active environment for downtown. Transportation improvements such as streetscaping, parking structures and transit facilities are needed to support a more densely developed downtown. Visual and physical connections between Downtown and the Arkansas River are important to tie together the City's most recognizable assets and activity areas.

Downtown Tulsa is transforming. New construction, adaptive reuse of historic structures, and renewed interest in an urban experience are driving more activity to the City's core. The heart of Tulsa is beginning to establish unique character districts that can be connected visually and physically. All of these changes contribute to the creation of a destination, a desirable place to live, work and play.

The Downtown Area Economic Development Project Plan ("Project Plan") is a financing tool necessary for the successful implementation of the City's vision. This is a project plan as defined under the Oklahoma Local Development Act, 62 O.S. §850, et seq. ("Act").

This Project Plan focuses on an area consisting of 958+/- acres at the heart of the City. It includes properties across several cultural districts including: The Arts District, Greenwood, Blue Dome, East Village, Oil Capital / CBD, Deco, Evans-Fintube, and Gunboat Park. Historic Rt. 66, "America's Main Street" traverses Downtown Tulsa and the Project Area (defined below). This is another important asset the City seeks to highlight through development opportunities supported by the Project Plan.

The Project Plan seeks to provide an economic structure and funding mechanism authorized by the Act for a substantial portion of the local public investment necessary to provide the public improvements recommended by the Downtown Area Economic Development Plan and to generate additional private investment throughout the Project Area. Public investments are planned for: approved public infrastructure, development financing assistance, and support for public education. The Project Plan, in Section IX(C) authorizes a revenue sharing formula to support the Tulsa Public Schools (Independent School District No. I-1). Funding for these public investments will be generated primarily by the implementation of multiple Increment Districts, described as follows:

- **INCREMENT DISTRICT A: The Arts TIF District**
The Arts District represents a cohesive series of arts, entertainment, restaurant and, increasingly, shopping destinations on the north side of downtown. This area has experienced impressive growth; however, areas remain in need of revitalization and improvement in order to eliminate gaps in improved properties and to mitigate blight and neglected, left-over properties.
- **INCREMENT DISTRICT B: PAC TIF District**
The City has the opportunity to transform a vacant surface parking lot into a vibrant, mixed-use development that connects the core of the CBD with the Blue Dome District. This parking lot has been used successfully to support the Performing Arts Center and nearby office buildings for decades, but a multi-story structure with activated first floor space that connects to the street and sidewalk is a much more appropriate contribution to the urban fabric of downtown Tulsa.
- **INCREMENT DISTRICT C: East End TIF District**
A former warehouse and manufacturing corner of downtown is slowly introducing new development. Mixing new structures with renovated properties will continue to improve this eclectic and diverse district. Densities of development transition through this area from a more concentrated core to lower, smaller buildings approaching the eastern edge of downtown.
- **INCREMENT DISTRICT D: Cathedral TIF District**
The southeast end of downtown has not experienced much investment, public or private, for more than a decade. There are opportunities for greenspace, multi-family projects and mixed use infill or adaptive reuse development to enhance a neighborhood that needs some cohesion. General improvements to public infrastructure will help set the stage for private projects that build a unique community.
- **INCREMENT DISTRICT E: Evans-Fintube TIF District**
The former Oklahoma Ironworks site located at the northeast corner of downtown Tulsa is poised for development. While the site is a brownfield with many challenges to redevelopment, it is a prime location that will connect downtown with the neighborhoods of north Tulsa. Exciting opportunities are present that can result in a new type of project for the City and a destination for sports fans world-wide. Development on a site located between an interstate, a very active rail line and other constrained existing conditions will likely require financial support.
- **INCREMENT DISTRICT F: Western Supply TIF District**
An opportunity for an urban corporate campus in addition to a residential community with integrated services and cultural opportunities will activate this former manufacturing site. This district anchors the northern edge of the Arts District and can connect to development planned on the north side of in Inner Dispersal Loop (a hard

edge for downtown that needs to be breached for successful connections) including the OSU-Tulsa campus and historic Brady Heights neighborhood.

- **INCREMENT DISTRICT G: Ball Park Area TIF District**
Adjacent to Oneok Field (Home of the Tulsa Drillers), this district offers a catalytic location for a project that repurposes a vacant surface parking lot for a larger mixed-use development. Filling this gap will ensure a better, more walkable, experience for baseball fans, residents, workers, and visitors.
- **INCREMENT DISTRICT H: Greenwood TIF District**
This district presents opportunities for improved connections from the historic Greenwood/Black Wall Street area into adjacent neighborhoods and districts. Railroad crossings and elevated interstates surround the north and east sides of the district creating challenging constraints for activating development sites and making use of compromised rights of way. There is deep history in this district due to the devastating impact of the 1921 Race Riot and the thriving commercial district located here prior to that event. This area offers a canvas for placemaking and creating unique connections which can be supported by this Project Plan.

II. BOUNDARIES OF PROJECT AREA AND INCREMENT DISTRICTS

The Project Area is the area in which project activities will take place and project expenditures may be made. The Project Area is generally located south of Highway 412, west of the Cherokee Expressway, north of Highway 64, east of North Denver Avenue, as well as a portion north of Highway 412 along Highway 75. The Project Area and Increment Districts are depicted on Exhibit A. The Project Area boundaries are described on Exhibit B.

The Increment Districts are the areas from which the increment is generated. The Project Plan establishes boundaries for eight Increment Districts. The boundaries of the Increment Districts are described on Exhibit C. Abatements in existence at adoption of the Project Plan are not included in the Increment Districts. The eight separate Increment Districts are labeled A through H on Exhibit C and will be assigned a number (e.g., Increment District No. 8) in the order in which they become effective by action of the Tulsa City Council as described in Section VI below and as required by §856(B)(3) of the Act.

III. ELIGIBILITY OF PROJECT AREA

The Project Area is an enterprise area. It lies within an enterprise zone, designated by the Oklahoma Department of Commerce to be in a disadvantaged portion of the City of Tulsa. Further, the Project Area is a reinvestment area, as defined by the Act. Public improvements are required to serve as a catalyst for expanding employment, to attract investment, and to preserve and enhance the tax base.

Investment, development, and economic growth in the area are difficult, but possible if the provisions of the Act are used. The Project Area is unproductive, undeveloped, underdeveloped, or blighted within the meaning of Article 10, §6C of the Oklahoma Constitution, and suffers from conditions inhibiting development.

IV. OBJECTIVES

The purpose of the Project Plan and the supporting Increment Districts is to create a series of active, high-density, and high-quality mixed-use developments in downtown Tulsa, as described in Section I above. Increment tax revenues apportioned from the Increment Districts will be used to pay the public costs of projects that support the following objectives:

The Project and Project Plan hope to address the following objectives:

- A. To facilitate the development of the Project Area and initiate a catalytic effect for surrounding or nearby neighborhoods in downtown Tulsa.
- B. To provide a funding mechanism for a substantial portion of the local public investment required to fund identified public infrastructure for the Project Area.
- C. To enhance the tax base and make possible investment, development, and economic growth that would otherwise be difficult without the Project and the apportionment of incremental tax revenues.
- D. To activate the street level and enhance pedestrian accessibility within downtown Tulsa.
- E. To establish minimum design standards to promote high quality development and placemaking for the Project Area.
- F. To create destinations that encourage private investment and activity supporting a 24/7 environment downtown.
- G. To fund implementation of adopted plans and policies related to development including Complete Streets, Tulsa, Oklahoma Downtown Walkability Analysis, Go Plan, Downtown Area Master Plan, Downtown Streetscape Master Plan, PLANiTULSA.
- H. To support the development of housing in a variety of types and with a range of prices, including housing that is affordable to residents with incomes at or below the area median.
- I. To repurpose and activate vacant and underutilized property and support revitalization of existing historic resources and structures.
- J. To ensure access to open space, parks, trails and the Arkansas River from all parts of downtown Tulsa.
- K. To support transit and transportation systems and networks connecting downtown Tulsa to other parts of the City and beyond.

L. To preserve and enhance the tax base and make possible investment, development, and economic growth that would otherwise be difficult without the project and the apportionment of incremental revenues.

V. STATEMENT OF PRINCIPAL ACTIONS

Implementation actions for the project, including all necessary, appropriate and supportive steps, will consist principally of the following:

A. Project planning, design and approval.

B. Leveraging private development, including residential, commercial, office, retail, entertainment, and mixed-use, pursuant to development or redevelopment agreements with Tulsa Industrial Authority, a public trust ("Authority") or another public trust designed by the City.

C. Assisting the financing of other public development costs and facilities, including without limitation planning, financing, acquisition, construction, and long-term leasing or disposition of property and public facilities pursuant to development or redevelopment agreements with private developers or designated public entities, and providing for development of public or private facilities to be financed in whole or in part by apportioned tax increments from the Increment Districts created pursuant to this Project Plan.

D. Financing authorized project costs in support of economic development activities and investment to retain, attract, and expand quality employment within the Project Area.

E. Distribution of a portion of the ad valorem increment to Tulsa Public Schools (Independent School District I-1).

VI. ESTABLISHMENT OF INCREMENT DISTRICTS

A. This Project Plan creates eight Increment Districts, identified herein as Increment District A, Increment District B, Increment District C, Increment District D, Increment District E, Increment District F, Increment District G, and Increment District H, all of which are ad valorem increment districts and five of which are also sales tax increment districts.

INCREMENT DISTRICT A: The Arts TIF District

The ad valorem increment shall be those ad valorem taxes from Increment District A in excess of the taxes produced by the base assessed value of Increment District A, as determined by the Tulsa County Assessor in accordance with Section 862 of the Act.

The sales tax increment shall be the undedicated portion of the City's sales tax generated by all sales in Increment District A that are taxable under the sales tax code of Oklahoma (including all amendments thereto and revisions thereof).

The increment of ad valorem and sales taxes from Increment District A shall be apportioned to pay Project Costs authorized by Section IX of this Project Plan for a period not to exceed 25 fiscal years or the period required for the payment of such authorized Project Costs, whichever is less.

INCREMENT DISTRICT B: PAC TIF District

The ad valorem increment shall be those ad valorem taxes from Increment District B in excess of the taxes produced by the base assessed value of Increment District B, as determined by the Tulsa County Assessor in accordance with Section 862 of Act.

The sales tax increment shall be a portion of the City's sales tax generated by sales within Increment District B. The sales tax increment shall be three and sixty-five hundredths percent (3.65%) of the gross proceeds or gross receipts derived from all sales in Increment District B that are taxable under the sales tax code of Oklahoma (including all amendments thereto and revisions thereof), regardless of whether the City modifies its sales tax rates.

The sales tax increment shall also include a portion of the City's sales and use taxes generated by investment, construction, and development that takes place prior to June 30, 2021, pursuant to a development agreement that obligates the developer to provide periodic reporting of sales and use taxes paid in connection with the project, within Increment District B. The sales tax increment shall be three and sixty-five hundredths percent (3.65%) of the gross proceeds or gross receipts derived from within Increment District B prior to such date that are taxable under the sales tax code of Oklahoma (including all amendments thereto and revisions thereof), regardless of whether the City modifies its sales tax rates.

The increment of ad valorem and sales taxes from Increment District B shall be apportioned to pay Project Costs authorized by Section IX of this Project Plan for a period not to exceed 25 fiscal years or the period required for the payment of such authorized Project Costs, whichever is less.

INCREMENT DISTRICT C: East End TIF District

The ad valorem increment shall be those ad valorem taxes from Increment District C in excess of the taxes produced by the base assessed value of Increment District C, as determined by the Tulsa County Assessor in accordance with Section 862 of the Act.

The increment of ad valorem taxes from Increment District C shall be apportioned to pay Project Costs authorized by Section IX of this Project Plan for a period not to exceed 25 fiscal years or the period required for the payment of such authorized Project Costs, whichever is less.

INCREMENT DISTRICT D: Cathedral TIF District

The ad valorem increment shall be those ad valorem taxes from Increment District D in excess of the taxes produced by the base assessed value of Increment District D, as determined by the Tulsa County Assessor in accordance with Section 862 of the Act.

The increment of ad valorem taxes from Increment District D shall be apportioned to pay Project Costs authorized by Section IX of this Project Plan for a period not to exceed 25 fiscal years or the period required for the payment of such authorized Project Costs, whichever is less.

INCREMENT DISTRICT E: Evans-Fintube TIF District

The ad valorem increment shall be those ad valorem taxes from Increment District E in excess of the taxes produced by the base assessed value of Increment District E, as determined by the Tulsa County Assessor in accordance with Section 862 of the Act.

The sales tax increment shall be the undedicated portion of the City's sales and use taxes generated by investment, construction, and development that is taxable under the sales tax code of Oklahoma (including all amendments thereto and revisions thereof) and takes place prior to June 30, 2022, pursuant to a development agreement that obligates the developer to provide periodic reporting of sales and use taxes paid in connection with the project, within Increment District E.

The increment of ad valorem and sales taxes from Increment District E shall be apportioned to pay Project Costs authorized by Section IX of this Project Plan for a period not to exceed 25 fiscal years or the period required for the payment of such authorized Project Costs, whichever is less.

INCREMENT DISTRICT F: Western Supply TIF District

The ad valorem increment shall be those ad valorem taxes from Increment District F in excess of the taxes produced by the base assessed value of Increment District F, as determined by the Tulsa County Assessor in accordance with Section 862 of the Act.

The sales tax increment shall be the undedicated portion of the City's sales tax generated by all sales in Increment District F that are taxable under the sales tax code of Oklahoma (including all amendments thereto and revisions thereof).

The sales tax increment shall also include the undedicated portion of the City's sales and use taxes generated by investment, construction, and development that is taxable under the sales tax code of Oklahoma (including all amendments thereto and revisions thereof) and takes place prior to June 30, 2020, pursuant to a development agreement that obligates the developer to provide periodic reporting of sales and use taxes paid in connection with the project, within Increment District F.

The increment of ad valorem and sales taxes from Increment District F shall be apportioned to pay Project Costs authorized by Section IX of this Project Plan for a period not to exceed 25 fiscal years or the period required for the payment of such authorized Project Costs, whichever is less.

INCREMENT DISTRICT G: Ball Park Area TIF District

The ad valorem increment shall be those ad valorem taxes from Increment District G in excess of the taxes produced by the base assessed value of Increment District G, as determined by the Tulsa County Assessor in accordance with Section 862 of the Act.

The sales tax increment shall be the undedicated portion of the City's sales tax generated by all sales in Increment District A that are taxable under the sales tax code of Oklahoma (including all amendments thereto and revisions thereof).

The sales tax increment shall also include the undedicated portion of the City's sales and use taxes generated by investment, construction, and development that is taxable under the sales tax code of Oklahoma (including all amendments thereto and revisions thereof) and takes place prior to June 30, 2020, pursuant to a development agreement that obligates the developer to provide periodic reporting of sales and use taxes paid in connection with the project, within Increment District G.

The increment of ad valorem and sales taxes from Increment District G shall be apportioned to pay Project Costs authorized by Section IX of this Project Plan for a period not to exceed 25 fiscal years or the period required for the payment of such authorized Project Costs, whichever is less.

INCREMENT DISTRICT H: Greenwood TIF District

The ad valorem increment shall be those ad valorem taxes from Increment District H in excess of the taxes produced by the base assessed value of Increment District H, as determined by the Tulsa County Assessor in accordance with Section 862 of the Act.

The increment of ad valorem taxes from Increment District H shall be apportioned to pay Project Costs authorized by Section IX of this Project Plan for a period not to exceed 25 fiscal years or the period required for the payment of such authorized Project Costs, whichever is less.

B. Each Increment District shall commence as of the date determined by the Tulsa City Council for that Increment District in accordance with Section 856(B)(2) of the Act. Each Increment District shall be comprised of the area for that particular Increment District shown on Exhibit A and described in Exhibit C.

C. During the period of apportionment, the apportionment fund shall constitute funds of the Authority or an alternative entity authorized by the City, and shall not constitute a part of the general fund to be appropriated annually by the City Council.

VII. OVERSIGHT AND APPROVAL OF INCREMENT REVENUES FOR PROJECT COSTS

A. Oversight Procedures. Prior to expenditure of funds from any Increment District established under this Project Plan, the proposed development and budgetary allocation of increment shall be considered and approved in accordance with the procedures contained in this Section VII.

B. Initiation of the Consideration and Approval Process. Initiation of the consideration and approval process for development proposals seeking assistance in development financing within the Project Area shall be undertaken by City staff and staff of the Authority, acting under such procedures as each may prescribe from time to time.

C. Staff Advisory Evaluation. After initiation of the consideration and approval process as provided in B, above, the proposed development and budgetary allocation for providing assistance in development financing for a development proposal shall be submitted to a staff advisory committee, chaired by the Chief of Staff of the City (or designee), with representatives of the Mayor's Office for Economic Development, the City's Finance Department, Planning and Development Department, Engineering Services Department, and Legal Departments, as well as representation of the Authority. The composition of the staff advisory committee shall be reflected in a memorandum from the Mayor or

the Mayor's Office for Economic Development. The staff advisory committee shall review and evaluate development proposals seeking development financing assistance in light of:

- project objectives,
- City development priorities and policies, as set forth in the "Policies for the Downtown Area Economic Development Project Plan," as approved from time to time by City Council,
- Project feasibility, and
- funding availability.

The staff advisory committee will determine which requests for development financing assistance shall be submitted to the Downtown TIF Oversight Committee.

D. Recommendation by the Downtown TIF Oversight Committee. The Downtown TIF Oversight Committee shall be chaired by the Chief of Economic Development, her successor, or an alternative designee of the Mayor, and shall include a representative of Tulsa Public Schools and two of the affected taxing entities, as well as a member of the Tulsa Industrial Authority selected by the Mayor. The Downtown TIF Oversight Committee shall review the proposed development and budgetary allocation in light of:

- project objectives,
- City development priorities and policies, as set forth in the "Policies for the Downtown Area Economic Development Project Plan," as approved from time to time by City Council,
- Project feasibility, and
- funding availability.

The Downtown TIF Oversight Committee shall submit its recommendation to the Mayor and the City Council within 60 days after its receipt of the final development proposal from the staff advisory committee.

E. City Council Action and Approval. Upon receipt of the recommendation of the Downtown TIF Oversight Committee, or if no recommendation is received within the 60-day period, the Mayor and City Council may consider the development proposal and budgetary allocation and may approve, deny or modify such proposal.

VIII. PROJECT AND INCREMENT DISTRICTS AUTHORIZATIONS

A. The City is designated and authorized as the principal public entity to carry out and administer the provisions of this Project Plan and to exercise all powers necessary or appropriate thereto as provided in Section 862 of the Act.

B. The Authority, or another public entity designated by the City, is authorized and designated to carry out those provisions of the project related to issuance of bonds or notes as provided in Sections 854(B) and 863 of the Act, subject to approval of the governing body of the City of any specific notes or bonds. The Authority is authorized to assist in carrying out this Project Plan and to exercise all powers necessary or appropriate thereto pursuant to Section 854 of the Act, except for

approval of this Project Plan and those powers enumerated in paragraphs 1, 2, 3, 4, 7, 13 and 16 of Section 854. As a public entity designated by the City, the Authority, or another public entity designated by the City, is authorized to: (1) issue tax apportionment bonds or notes, or both; (2) pledge revenues from current and future fiscal years to repayment; (3) incur Project Costs pursuant to Section IX of this Project Plan; (4) provide funds to or reimburse the City for the payment of Project Costs and other costs incurred in support of the implementation of the project; and (5) incur the cost of issuance of bonds for payment of such costs and to accumulate appropriate reserves, if any, in connection with them. As authorized in Section VI(C) above, during the period of apportionment, the apportionment fund shall constitute funds of the Authority or an alternative entity authorized by the City, and shall not constitute a part of the general fund to be appropriated annually by the City Council.

C. The Chief of Economic Development, Kathy Taylor, her successor in office, or another designee of the Mayor shall be the person in charge of implementation of the Project Plan in accordance with the provisions, authorizations, and respective delegations of responsibilities contained in this Project Plan.

IX. BUDGET OF ESTIMATED PROJECT COSTS TO BE FINANCED BY TAXES APPORTIONED FROM INCREMENT DISTRICTS IN THE PROJECT AREA

A. The Project Costs will be financed by the apportionment of ad valorem and sales tax increments from the Increment Districts. The Project Costs categories are:

Public Improvements and Infrastructure	\$ 90,000,000
Assistance in Development Financing	\$ 170,000,000
<hr/>	
TOTAL Project Costs	\$ 260,000,000

Plus financing costs, costs of issuance, necessary or appropriate reserves, and interest on repayment of Project Costs, including, where authorized, interest on assistance in development financing, and, in addition, general administrative and implementation costs of the City and other public entities charged with implementation of the Project Plan, in an amount up to four percent (4%) of the annual ad valorem tax increments. Project Costs do not include the specific revenue source for Tulsa Public Schools described in Section IX.C. below.

B. The tax increment revenues expected to be generated from the Increment Districts and authorized for payment of Project Costs within the Project Area are as follows:

Increment District A	\$ 5,000,000
Increment District B	\$ 39,000,000
Increment District C	\$ 90,000,000
Increment District D	\$ 25,000,000
Increment District E	\$ 40,000,000
Increment District F	\$ 28,000,000
Increment District G	\$ 28,000,000

Increment District H	\$ 5,000,000
TOTAL	\$ 260,000,000

Plus financing costs, costs of issuance, necessary or appropriate reserves, and interest on repayment of Project Costs, including, where authorized, interest on assistance in development financing, and, in addition, general administrative and implementation costs of the City and other public entities charged with implementation of the Project Plan, in an amount up to four percent (4%) of the annual ad valorem tax increments.

C. Ten percent (10%) of the ad valorem increment from Increment Districts A, C, D, E, F, G, and H shall be apportioned to Tulsa Public Schools (Independent School District Number One) on an ongoing basis as a specific revenue source for a public entity in the area in accordance with Section 853(9) of the Act to be utilized to enhance its programs, mission, and services. The educational objectives to be funded from such apportioned revenues constitute the Public Schools Enhancement Program. The Public Schools Enhancement Program includes the development of public school facilities and assistance for public school programs. During the effective lives of the Increment Districts, the 10% specific revenue stream should provide Tulsa Public Schools with revenues averaging \$92,000 annually in the near term and up to \$1.8 million annually over the long term.

D. Assistance in Development Financing consists of public support provided to a private developer pursuant to a legally enforceable Development Agreement to ensure the delivery of the project, or specific portions thereof. Assistance in development financing will be provided only for projects that are determined, in the City's discretion: (1) to meet the City's approved development goals and objectives for the Project Area, as expressed from time to time in the City's plans and policies, and (2) to provide adequate consideration and public benefit in return for the public investment.

E. Additional costs necessary or appropriate to implement this Project Plan that are to be financed by other than apportioned tax increments may be approved by the City at any time. The provisions of this Section IX are not a limitation on project related costs to be financed by sources other than apportioned tax increments.

X. FINANCING PLAN AND REVENUE SOURCES

A. Financing Plan. Some Project Costs, in anticipation of private investment, may be financed and funded by the City from apportioned tax increments or from sources other than apportioned tax increments, which may be reimbursed once increment is generated by the development within an Increment District. Private developers within the Project Area may be required to construct the necessary improvements for specific projects at their initial expense, and the financing of such private developments will be provided by private equity and private financing. Most Project Costs incurred in connection with the implementation of this Project Plan will be financed on a pay-as-you-go basis.

B. Financing Authorizations. The implementation of the Project Plan shall be financed in accordance with financial authorizations, including both fund and asset transfers, authorized from time to time by the City and/or the Authority, as appropriate.

C. Financing Revenue Sources. The revenue sources expected to finance Project Costs authorized by Section IX are the portion of the increments attributable to investment and development within the Increment Districts. Project Costs will be paid by the City and/or the Authority. Increment generated from within the Increment Districts will provide the funding of Project Costs to be paid by the City and/or Authority.

D. Financial Reports and Audits. The development activities undertaken by the City, pursuant to this Project Plan, shall be accounted for and reported by the appropriate and necessary annual fiscal year audits and reports.

E. Other Necessary and Supporting Costs. The Authority, or another public entity designated by the City, is authorized to issue bonds and notes and to apply for and obtain grants from other sources for costs incurred or to be incurred in connection with the project and the construction of improvements therein in addition to Project Costs to be financed pursuant to Section IX.

XI. PRIVATE AND PUBLIC INVESTMENTS EXPECTED FOR THE PROJECT

A. Private and Public Investments Expected from the Project and Increment Districts. Given the scope of the project objectives, the density of the desired development, and the timeframe for implementation of the project, the total private investment is anticipated to exceed one billion dollars over the life of the Project Plan. These private investments are in addition to an estimated two hundred sixty million dollars in aggregate public investment.

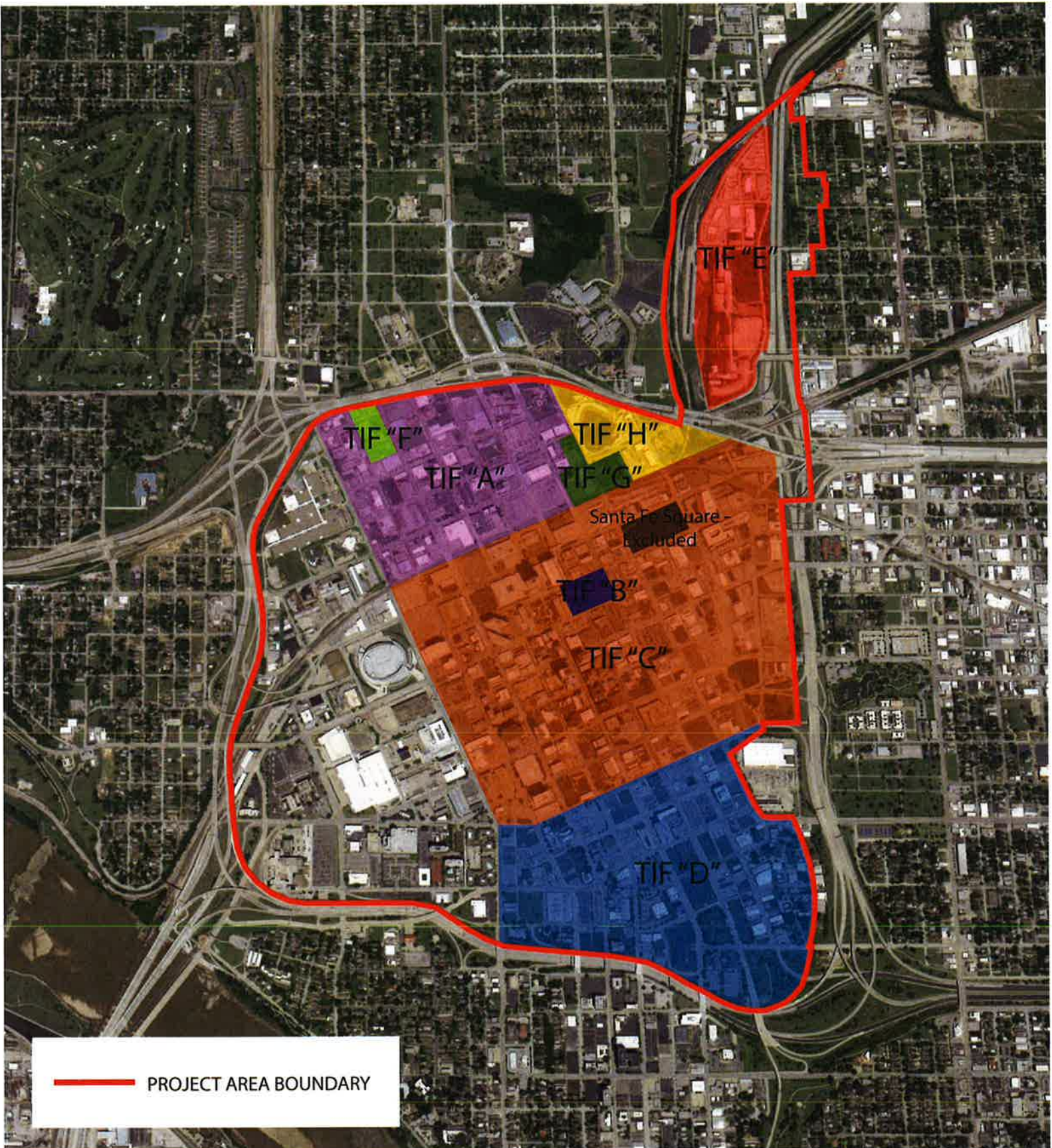
B. Public Revenue Estimated to Accrue from the Project and Increment Districts. The estimated incremental increases in ad valorem and sales tax revenue, which will serve as the revenue source for financing the Project Costs authorized by Section IX, is the public revenue directly attributable to the project defined by establishment of the Increment Districts. Both the City and the State will experience increases in tax revenues that are not a part of the Increment Districts. Ad valorem taxing entities will experience additional revenues from increasing values of the Project Area and other property near the project.

The development anticipated by the project will not result in a measurable increase in demand for services by or in costs to the affected taxing entities, whose public sector costs will be substantially defrayed from apportioned tax increments derived from the development. The economic benefits of the project for the City and the affected taxing jurisdictions indicate positive financial impacts for the community as a whole. The aggregate impacts on the City from implementation of the Project Plan are positive and include the achievement of the objectives set forth in Section IV.

XII. LAND USE

Existing uses and conditions of real property in the Project Area are shown on the attached Exhibit D. A map showing the proposed improvements to and proposed uses of the real property in the Project Area are shown on the attached Exhibit E. No changes in the Comprehensive Plan are necessary to accommodate the project.

EXHIBIT A: PROJECT AREA AND INCREMENT DISTRICTS



NOTE: Abatements in existence at adoption of the Project Plan are not included in the Increment Districts.

EXHIBIT B: PROJECT AREA LEGAL DESCRIPTION

Point of Beginning is the NE corner of Lot 26, Block 4, Mann's Addition, thence continuing southerly to the NW corner of Lot 8, Block 7, Mann's Addition, thence easterly to the NE corner of Lot 5, Block 7, Mann's Addition, thence southerly to the SE corner of Lot 5, Block 7, Mann's Addition, thence easterly to the NE corner of Bullette Park, thence southerly to the SE corner of Bullette Park, thence westerly along the southern boundary of Bullette Park for approximately 74.09 feet, thence southerly to the NE corner of Lot 36, Block 3, Bullett Addition, thence southerly to the SE corner of Lot 19, Block 3 of Bullett Addition, thence westerly to the SW corner of Lot 19, Block 3, Bullett Addition, thence southerly to the NE corner of Lot 13, Block 2, Frisco Addition, thence southerly to the SE corner of Lot 32, Block 2, Frisco Addition, thence westerly to the SW corner of Lot 23, Block 2, Frisco Addition, thence southerly along the easterly right-of-way of N Madison Avenue to the intersection of the easterly right-of-way of N Madison Avenue and the northerly right-of-way of the Burlington Northern Railroad, thence southerly to the intersection of the southerly right-of-way of the Burlington Northern Railroad and the easterly right-of-way of N Madison Avenue, thence southerly along the easterly right-of-way of N Madison Avenue to the intersection with the northerly right-of-way of the Martin Luther King Expressway, thence southerly to the NW corner of the W50 of Lot 4, Block 7, Hodge Addition, thence westerly to intersection of the southerly right-of-way of the M K and T railroad and the westerly right-of-way of the Cherokee Expressway, thence southerly along the westerly right-of-way of the Cherokee Expressway to the southerly right-of-way of E 6th Street, thence southerly to the northernmost point of the easternmost boundary of the Home Depot North Tulsa Addition, thence westerly along the northern boundary of the Home Depot North Addition to the southerly right-of-way of E 8th Street, thence westerly along the northerly boundary of the Home Depot North Tulsa Addition to the easterly right-of-way of S Elgin Avenue, thence southerly along the western boundary of the Home Depot North Tulsa Addition and continuing easterly along the southern boundary of the Home Depot North Tulsa Addition to the westerly right-of-way of the Cherokee Expressway, thence southerly along the westerly right-of-way of the Cherokee Expressway and continuing westerly along the northerly right-of-way of US 75 to westerly right-of-way of W Denver Avenue, thence northerly along the westerly right-of-way of W Denver Avenue to the southerly right-of-way of I-244, thence easterly along the southern boundary of the I-244 expressway to the NE corner of John Hope Franklin Reconciliation Park, thence northerly along the westerly right-of-way of N Elgin Avenue to the SE corner of LT 1LESS BEG NWLY THEREOF TH CRV RT59.62 E272.70 CRV RT18.24 W289.93 SW46.19 POB BLK 1, thence southerly along the easterly right-of-way of N Elgin Avenue to the SW corner of Lot 1, Block 2, University Center at Tulsa Addition, thence southerly along the easterly right-of-way of N Elgin Avenue to the northerly right-of-way of I-244, thence easterly along northerly right-of-way of I-244 to the westerly right-of-way of the Southeast Kansas Railway, thence northerly along the westerly right-of-way of the Southeast Kansas Railway to the NE corner of LT 1LESS BEG NWLY THEREOF TH CRV RT59.62 E272.70 CRV RT18.24 W289.93 SW46.19 POB BLK 1, thence southeasterly to the southernmost point of Lot 4, Block 1, LANSING INDUSTRIAL PARK I RESUB B5-6-7-13&14 FAIRVIEW Addition, thence northeasterly along the northerly right-of-way of the Southeast Kansas Railway to the northerly right-of-way of the South Kansas and Oklahoma Railway, thence northeasterly along the northerly right-of-way of the South Kansas and Oklahoma Railway to the SE corner of Lot 9, Block 1, LANSING INDUSTRIAL PARK I RESUB B5-6-7-13&14 FAIRVIEW Addition, thence easterly to the SW corner of PRT SE NE BEG 339N & 145E SWC SE NE TH E307 N277 W29.5 N42.5 TO SL ATSF RY SWLY TO PT S190 POB SEC 36 20 12 1.61AC, thence easterly along the northerly right-of-way of E Latimer Place for approximately 144.25 feet; thence southerly to the Point of Beginning.

EXHIBIT C: INCREMENT DISTRICT LEGAL DESCRIPTIONS

TIF "A"

Beginning at the NE corner of Lot 1, Block 44, Tulsa-Original Town, thence westerly along the north boundary line of Lot 1, Block 44 to the NW corner of Lot 1, Block 44, Tulsa-Original Town. Thence southerly along the western boundary line of Lots 1, 2 and 3, Block 44 to the NW corner of Lot 1, Block 56, Tulsa-Original Town. Thence westerly along the northern boundary line of Block 56, Tulsa-Original Town to the NW corner of Lot 6, Block 56. Thence southerly along the western boundary line of Lots 6 through 4, Block 56 to the SW corner of Lot 4, Block 56, Tulsa-Original Town. Thence westerly along the northern boundary line of the railroad Right-Of-Way for approximately 1,453 feet to a point that is 59.89 feet east of the SW corner of Lot 4, Block 60, Tulsa-Original Town. Thence westerly along the southern boundary lines of Block 60, 61 and 62, Tulsa-Original Town to the SW corner of Lot 4, Block 62, Tulsa-Original Town, also the eastern boundary of N Denver Avenue Right-of-Way. Thence S 64-43-25 W for 80.84 feet to the western boundary of N Denver Ave Right-of-Way. Thence northerly along the western boundary of N Denver Avenue Right-of-Way for approximately 1,982 feet to the southern edge of EB W NIDL EXPY. Thence easterly following along the southern edge of EB W NIDL EXPY for approximately 465.19 feet to a point on the western line of Lot 5, Block 4, Tulsa-Original Town, approximately 13 feet north of the NW corner of Lot 4, Block 4, Tulsa-Original Town. Thence southerly along the western boundary line of Lot 4, Block 4, Lots 8 through 5, Block 9 and Lots 7 and 6, Block 17, Tulsa-Original Town to the SW corner of Lot 6, Block 17, Tulsa-Original Town. Thence N 64-42-37 E for 49.87 feet. Thence N 64-42-34 E for 45.05 feet. Thence N 64-42-14 E for 45.66 feet. Thence N 64-43-56 E for 9.56 feet. Thence N 64-42-35 E for 4.74 feet. Thence N 64-42-16 E for 6.44 feet. Thence N 64-42-24 E for 138.89 feet to the western boundary of N Boulder Avenue Right-of-Way. Thence northerly along the western boundary of N Boulder Avenue Right-of-Way for 513 feet. Thence S 65-6-13 W for 8.83 feet. Thence N 24-25-22 W for 123.38 feet to the southern edge of EB W NIDL EXPY. Thence easterly following along the southern edge of EB W NIDL EXPY for approximately 1,966.42 feet to the westerly Right-of-Way of N Elgin Avenue. Thence southerly and following the western boundary of N Elgin Avenue Right-of-Way and the eastern boundary line of Lots 1 and 2, Block 22, North Tulsa Subdivision, Lots 1 and 2, Block 22, Tulsa-Original Town, Lots 1 through 3, Block 25, Tulsa-Original Town for approximately 694.42 feet to the NE corner of Lot 1, Block 44, Tulsa-Original Town and the point of beginning.

TIF "B"

Starting at the NE Corner of Lot 1, Block 106, Tulsa-Original Town and continuing southerly to the SE corner of Lot 4, Block 106, Tulsa-Original Town. Thence westerly along the southern boundary of Blocks 106 and 105 for approximately 516 feet to the SW corner of Lot 3, Block 105, Tulsa-Original Town. Thence S 65-14-22 W for 22.12 feet. Thence N 23-54-35 W for 301.56 feet to the northern boundary of Block 105, Tulsa-Original Town. Thence north-easterly along the northern boundary of Blocks 105 and 106 for approximately 538.79 feet to the NE corner of Lot 1, Block 106, Tulsa-Original Town and the point of beginning.

TIF "C"

Starting at the SE corner of Lot 3, Block 55, Tulsa-Original Town, thence continuing north easterly along the northern boundary of the railroad Right-of-Way for approximately 1,135.57 feet to the southern edge of EB E NIDL EXPY. Thence following the southern edge of EB E NIDL EXPY in a south easterly direction for approximately 767.39 feet. Thence S 1-12-42 E for 168.75 feet to the Right-of-Way of S Lansing Avenue. Thence along the eastern boundary of S Lansing Avenue Right-of-Way for approximately 537.72 feet to the intersection of the southerly right-of-way of the M K and T railroad and the westerly right-of-way of the Cherokee Expressway. Thence southerly along the westerly right-of-way of the Cherokee Expressway to the southerly right-of-way of E 6th Street. Thence southerly to the NW corner of Lot 10, Block 12, Burnett Addition. Thence S 88-57-4 W for 61.09 feet to the NE corner of Lot 1, Block 11, Burnett Addition. Thence westerly along the northern boundary of Lots 1 through 12, Block 11, Burnett Addition to the NW corner of Lot 12, Block 11, Burnett Addition. Thence N 2-58-59 W for 57.89 feet. Thence N 63-14-35 W 63.08 feet to the SE corner of Lot 1, Block 169, Tulsa-Original Town. Thence south westerly along the northern Right-of-Way of E 8th St S for approximately 2,733.89 feet to the SW corner of Lot 4, Block 175, Tulsa-Original Town. Thence S 65-32-45 W for 34.74 feet. Thence S 88-48-15 W for 21.21 feet. Thence S 88-48-17 W for 29.39 feet to the SE corner of Lot 3, Block 176, Tulsa-Original Town. Thence westerly along the north Right-of-Way boundary of W 8th St S for approximately 407.13 feet to the SE corner of Lot 1, Block 177, Tulsa-Original Town. Thence north westerly following the west Right-of-Way of S Denver Ave for approximately 2,899.25 feet to the SE corner of Lot 3, Block 63, Tulsa-Original Town. Thence north-easterly along the northern boundary of the railroad Right-of-Way for approximately 3,034.17 feet to the SE corner of Lot 3, Block 55, Tulsa-Original Town and the point of beginning.

Less and Except:

Starting at the NE Corner of Lot 1, Block 106, Tulsa-Original Town and continuing southerly to the SE corner of Lot 4, Block 106, Tulsa-Original Town. Thence westerly along the southern boundary of Blocks 106 and 105 for approximately 516 feet to the SW corner of Lot 3, Block 105, Tulsa-Original Town. Thence S 65-14-22 W for 22.12 feet. Thence N 23-54-35 W for 301.56 feet to the northern boundary of Block 105, Tulsa-Original Town. Thence north-easterly along the northern boundary of Blocks 105 and 106 for approximately 538.79 feet to the NE corner of Lot 1, Block 106, Tulsa-Original Town and the point of beginning.

And Less and Except:

A tract of land being a part of the Northwest Quarter (NW/4), Northeast Quarter (NE/4), Southeast Quarter (SE/4) and Southwest Quarter (SW/4) of Section One (1), Township Nineteen (19) North, Range Twelve (12) East of the Indian Base and Meridian, City of Tulsa, Tulsa County, Oklahoma, being more particularly described as follows:

Beginning at a POINT OF BEGINNING (P.O.B.) at the intersection of the western Elgin Avenue Right-of-Way line with the northern First Street Right-of-Way line;
THENCE eastward along the northern First Street Right-of-Way line a distance of 840 feet +/- to the point of intersection of the northern First Street Right-of-Way line with the eastern Greenwood Avenue Right-of-Way line;
THENCE southward along the eastern Greenwood Avenue Right-of-Way line a distance of 460 feet +/- to the point of intersection of the eastern Greenwood Avenue Right-of-Way line with the southern Second Street Right-of-Way line;

EXHIBIT C

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19.25

THENCE westward along the southern Second Street Right-of-Way line a distance of 840 feet +/- to the point of intersection of the Second Street Right-of-Way with the western Elgin Avenue Right-of-Way line;

THENCE northward along the western Elgin Avenue Right-of-Way line a distance of 460 feet to the POINT OF BEGINNING.

The legal description recognizes that the Original Townsite, City of Tulsa, Tulsa County Oklahoma is a grid system that is not on the true north, and therefore eastward, southward, westward and northward is used to indicate the general direction of the designated streets right-of-way lines. Said described boundary includes the area of Increment District No. 8 and includes all street right-of-way, vacated right-of-way, and lots and blocks contained therein including Blocks 84 and 85, Original Townsite, City of Tulsa, Tulsa County, Oklahoma.

And Less and Except:

Lot 4, Block 167, Tulsa-Original Town, North 50 of Lot 5, all of Lot 6, Block 140, Tulsa-Original Town, Lots 1 through 3, Block 140, Tulsa-Original Town, W 70 of Lot 8, Block 134, Tulsa-Original Town, North 80 of Lot 1, Block 162, Tulsa-Original Town, South 77.5 feet of Lot 4, Block 134, Tulsa-Original Town, Lot 9, Block 1, Third and Greenwood Addition, Lot 11, Block 1, Third and Greenwood Addition. South 50 feet Lot 3 & E10 Vacated Alley Adjacent On West And E50 S75 Lot 4 & S50 W10 Vacated Alley Adjacent On East And W90 S75 Lot 4, Block 120, Tulsa-Original Town. Lot 4 & E10 Vac Alley Adj On W, Block 102, Tulsa-Original Town. South 50 of Lot 3 and All of Lot 4, Block 148, Tulsa-Original Town. N90 E 60 & N5 S10 E60 Lot 1, Block 136, Tulsa-Original Town and S75 of Lot 3, Block 137, Tulsa-Original Town.

And Less and Except:

Lot Five (5), Block One Hundred Thirty Six (136), ORIGINAL TOWN, NOW CITY OF TULSA, and Lots Two (2), Four (4), and Five (5), Block One (1), First Place Addition Resub, Parts of Lots One (1) through Three (3), and Lots Six (6) through Seven (7), Block One Hundred Thirty Six (136) ORIGINAL TOWN, NOW CITY OF TULSA, Tulsa County, State of Oklahoma, according to the Recorded Plat thereof.

TIF "D"

Starting at the NW corner of Lot 12, Block 11, Burnett Addition thence continuing southerly to the SW corner of Lot 12, Block 11, Burnett Addition. Thence S 55-14-15 W for 470.47 to the easterly Right-Of-Way of S Elgin Avenue. Thence southerly along the western boundary of the Home Depot North Tulsa Addition and continuing easterly along the southern boundary of the Home Depot North Tulsa Addition to the westerly right-of-way of the Cherokee Expressway. Thence S 28-4-7 E for 12.28 feet; thence S 27-31-33 E for 11.18 feet; thence S 38-33-52 E for 33.96 feet. Thence southerly along the westerly right-of-way of the Cherokee Expressway for approximately 1,288.37 feet to the SE corner of Lot 20, Block 7, Elm Park Addition. Thence S 15-18-16 W for 15.80 feet; thence S 15-46-37 W for 15.64 feet; thence N 88-52-30 E for 39.75 feet; thence S 20-28-24 W for 34.07 feet; thence S 20-28-27 W for 154.17 feet; thence S 20-28-29 W for 232.55 feet; thence S 20-28-27 W for 54.16 feet. Thence following the northern edge of WB E HWY 64-51 EXPY, also known as WB S IDL EXPY to the western edge of S Denver Avenue. Thence N 0-5-16 E along the western edge of the western most southbound lane of S Denver Avenue for 188.83 feet. Thence N 1-18-9 E for 28.23 feet. Thence N 43-28-7 E for 31.81 feet. Thence N 88-57-34 E for 4.44 feet. Thence north following the western boundary of the Right-of-Way of S Denver Ave for

EXHIBIT C

3

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approximately 996.80 feet. Thence N 89-59-46 E for 4.77 feet. Thence north-westerly following the western boundary of the Right-of-Way of S Denver Ave for approximately 60.19 feet to the SE corner of Lot 1, Block 177, Tulsa-Original Town. Thence east along the northern Right-of-Way boundary of W 8th St S for approximately 407.13 feet. Thence N 88-48-17 E for 29.39 feet. Thence N 88-48-15 E for 21.21 feet. Thence N 65-32-45 E for 34.74 feet to the SE corner of Lot 4, Block 175, Cities Service-Block One of B175 O T Tulsa. Thence north-easterly along the north Right-of-Way boundary of W 8th St S for approximately 2,733.89 feet to the SE corner of Lot, Block 169, Tulsa-Original Town. Thence S 63-14-35 E for 63.08 feet. Thence S 2-58-59 E for 57.89 feet to the NE corner of Lot 12, Block 11, Barnett Addition and point of beginning.

TIF "E"

Starting at the NW corner of Block 2, Fairview Addition continue south approximately 47.35 feet. Thence N 89-6-0 E for 56.16 feet. Thence S 3-38-2 W for 593 feet along the west side of SB NHWY 75 EXPY to the south boundary of Lot 11, Block 1, Fairview 3rd Addition. Thence south continuing along the western side of SB NHWY 75 EXPY for approximately 2,221.58 feet to the north Right-of-Way boundary of E Archer St. Thence west 102.06 feet along the north Right-of-Way boundary of E Archer St. Thence S 59-39-41 W for 17.92 feet. Thence S 52-33-11 W for 17.92 feet. Thence S 45-26-34 W for 17.92 feet. Thence S 38-20-9 W for 17.92 feet. Thence S 31-13-33 W for 17.92 feet. Thence S 24-7-2 W for 17.92 feet. Thence S 17-0-32 W for 17.92 feet. Thence S 9-53-58 W for 17.92 feet. Thence S 0-3-49 E for 148.67 feet along the west curb line of E Archer St. Thence S 4-1-3 W for 22.50 feet. Thence S 9-27-19 W for 22.50 feet. Thence S 14-53-39 W for 22.50 feet. Thence S 20-19-54 W for 22.50 feet. Thence S 25-46-13 W for 22.50 feet. Thence S 31-12-27 W for 22.50 feet. Thence S 36-38-47 W for 22.50 feet. Thence S 42-5-4 W for 22.50 feet. Thence S 47-31-22 W for 22.50 feet. Thence S 52-57-35 W for 22.50 feet. Thence S 64-35-21 W for 454.55 feet along the north curb line of E Archer St. Thence N 24-24-13 W for 47.24 feet. Thence N 24-24-12 W for 148.53 feet to the northern boundary of Block 49, Tulsa-Original Town. Thence N 6-12-41 W for 624.57 feet running parallel to the railroad. Thence N 3-43-52 E for 935.35 feet. Thence N 0-54-25 E for 251.21 Feet. Thence N 89-9-39 E for 52.36 feet. Thence N 5-10-32 E for 270.45 feet. Thence N 19-0-12 E for 184.24 feet continuing to run parallel to the railroad. Thence N 24-8-21 E for 463.02 feet. Thence N 33-47-26 E for 135.9 feet. Thence N 40-17-35 E for 145.48 feet. Thence N 36-5-11 E for 329.1 feet continuing to run parallel to the railroad. Thence N 49-30-43 E for 175.72 feet. Thence east 76.65 feet to the western boundary of Block 2, Fairview Addition and point of beginning.

TIF "F"

Beginning at the NW corner of Lot 8, Block 9, Tulsa-Original Town, thence southerly along the eastern boundary of N Cheyenne Avenue Right-of-Way for 515.93 feet to the SW corner of Lot 6, Block 17, Tulsa-Original Town. Thence N 64-42-37 E for 49.87 feet. Thence N 64-42-34 E for 45.05 feet. Thence N 64-42-14 E for 45.66 feet. Thence N 64-43-56 E for 9.56 feet. Thence N 64-42-35 E for 4.74 feet. Thence N 64-42-16 E for 6.44 feet. Thence N 64-42-24 E for 138.89 feet to the western boundary of N Boulder Avenue Right-of-Way. Thence northerly along the western boundary of N Boulder Avenue Right-of-Way for 513 feet. Thence S 65-6-13 W for 8.83 feet. Thence N 24-25-22 W for 123.38 feet to the southern edge of EB W NIDL EXPY. Thence westerly along the southern edge of EB W NIDL EXPY for approximately 301.64 feet to a point on the western boundary of Lot 5, Block 4, Tulsa-Original Town.

EXHIBIT C

Thence southerly along the western boundary line of Lots 5 and 4, Block 4, Tulsa-Original Town for approximately 56.7 feet, to the north Right-of-Way line of W Easton Street. Thence S 29-19-40 E for 66.46 feet to the NW corner of Lot 8, Block 9, Tulsa-Original Town and the point of beginning.

TIF "G"

Beginning at the NE corner of Lot 1, Block 44, Tulsa-Original Town, thence westerly along the north boundary line of Lot 1, Block 44 to the NW corner of Lot 1, Block 44, Tulsa-Original Town. Thence southerly along the western boundary line of Lots 1, 2 and 3, Block 44 to the NW corner of Lot 1, Block 56, Tulsa-Original Town. Thence westerly along the northern boundary line of Block 56, Tulsa-Original Town to the NW corner of Lot 6, Block 56. Thence southerly along the western boundary line of Lots 6 through 4, Block 56 to the SW corner of Lot 4, Block 56, Tulsa-Original Town. Thence easterly along the southern boundary line of Blocks 56 and Block 55, Tulsa-Original Town to the SE corner of Block 55, Tulsa-Original Town. Thence northerly along the eastern boundary line of Block 55 to the NE corner of Block 55, Tulsa-Original Town. Thence westerly along the northern boundary line of Block 55 to the NE corner of Lot 1, Block 56, Tulsa-Original Town. Thence northerly along the western boundary line of Block 44, Tulsa-Original Town to the NE Corner of Lot 1, Block 44, Tulsa-Original Town, and the point of beginning.

Less and Except:

Lots 1 through 6 and all vacated alley, Block 55, Tulsa-Original Town.

TIF "H"

Beginning at the SE corner of Lot 3, Block 55, Tulsa-Original Town, thence northerly along the eastern boundary of Block 55 to the NE corner of Lot 1, Block 55, Tulsa-Original Town. Thence westerly along the northern boundary of Block 55 to the NE corner of Lot 1, Block 56, Tulsa-Original Town. Thence northerly along Lots 3 through 1, Block 44, Tulsa-Original Town to the NE corner of Lot 1, Block 44, Tulsa-Original Town. Thence continuing northerly along the eastern boundary of Lots 25 and Lots 22 for approximately 690 feet to the southern edge of EB E NIDL EXPY. Thence continuing along the southern edge of EB E NIDL EXPY in an easterly direction for approximately 2059 feet to the SE corner of Lot 4, Block 52, Tulsa-Original Town. Thence westerly along the southern boundary of Blocks 52, 53 and 54. Tulsa-Original Town to the SE corner of Lot 3, Block 55, Tulsa-Original Town and the point of beginning.

Less and Except:

Lots 1 through 3, Block 54, Tulsa-Original Town and Lot 4 & vacated alley ADJ ON E, Block 54, Tulsa-Original Town.

EXHIBIT D: EXISTING USES AND CONDITIONS

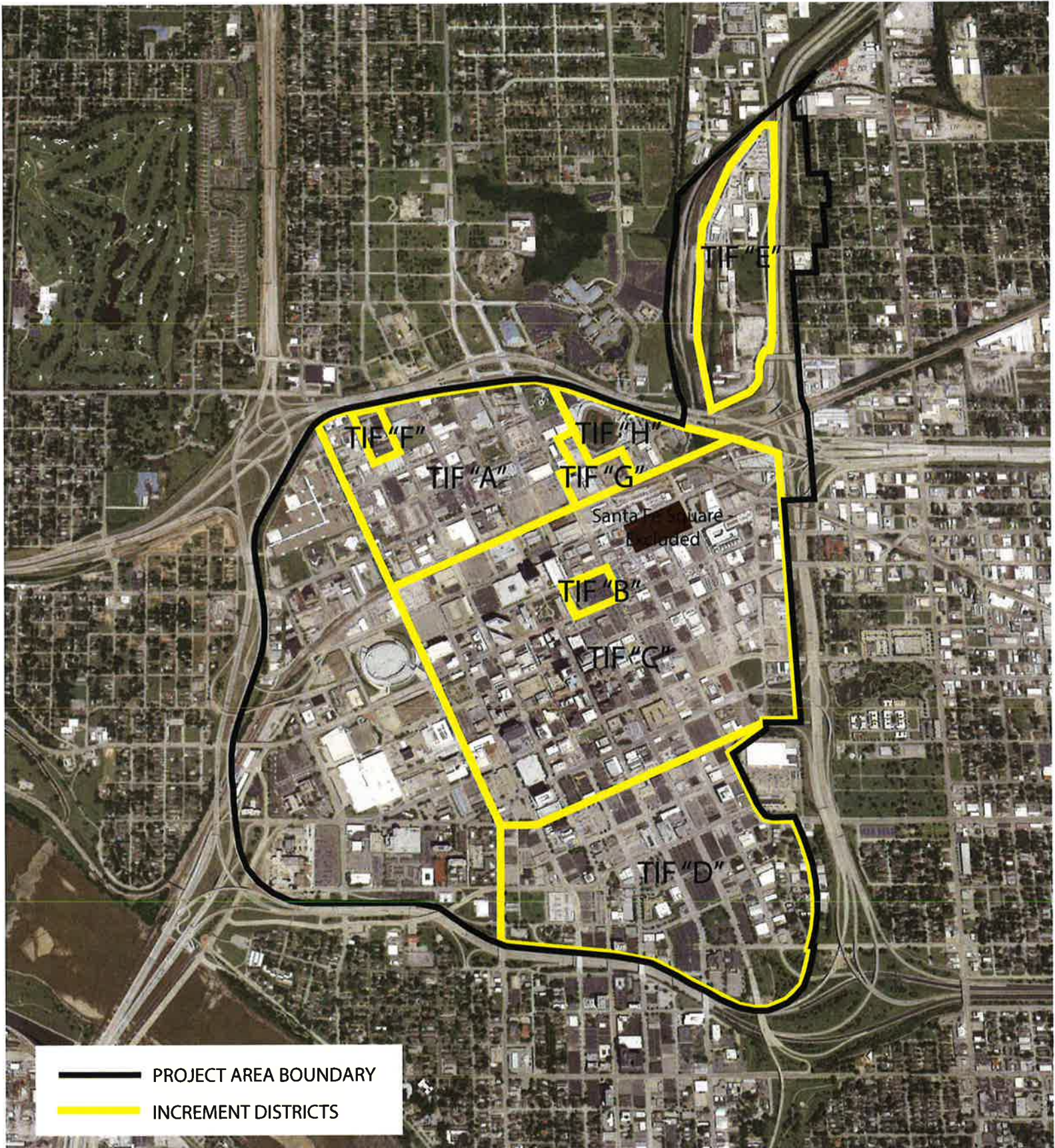
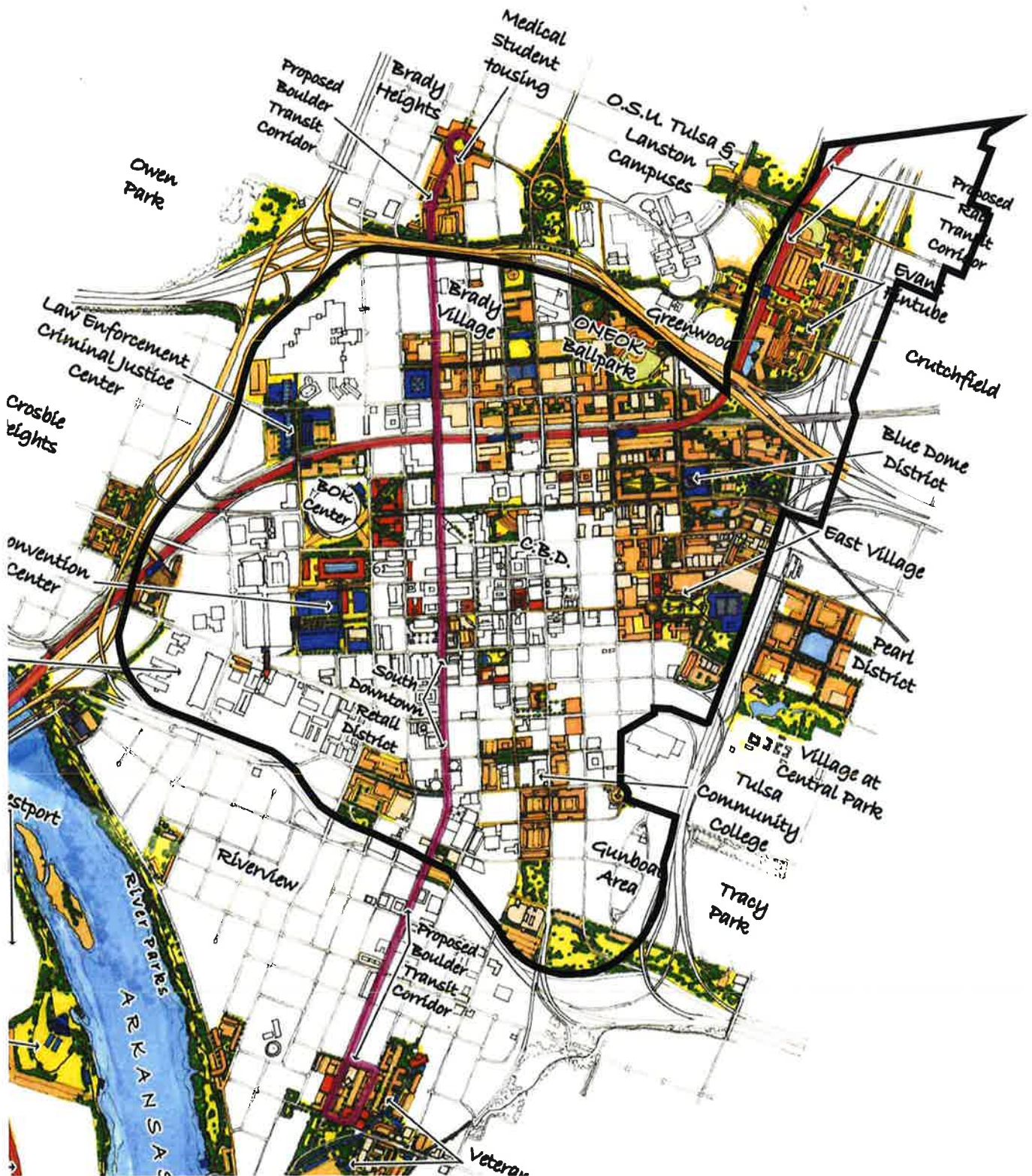


EXHIBIT E: PROPOSED IMPROVEMENTS AND USES



**FINDINGS AND RECOMMENDATION OF
THE DOWNTOWN AREA ECONOMIC DEVELOPMENT PROJECT PLAN
REVIEW COMMITTEE**

After review of the proposed Downtown Area Economic Development Project Plan ("Project Plan"), the proposed creation of multiple tax increment districts, and other relevant information, the Downtown Area Economic Development Project Plan Review Committee ("Review Committee") makes the following findings and recommendation:

A. Findings Regarding Eligibility of the Proposed Project Area and Increment Districts

1. The proposed Project Area and the proposed Increment Districts A through H ("Increment Districts"), are within a state designated enterprise zone and therefore meet the definition of an "enterprise area" under the Oklahoma Local Development Act ("Act") (62 O.S. § 853(5)).
2. The proposed Project Area and the proposed Increment Districts meet the definition of an "reinvestment area" under the Act (62 O.S. § 853(17)).
3. The level of investment, development, and economic growth desired by the City of Tulsa is difficult, but possible, within the proposed Project Area and Increment Districts if the provisions of the Act are utilized.
4. Tax increment financing is a necessary component in stimulating reinvestment in the proposed Project Area and Increment Districts.
5. Tax increment financing will be used to supplement and not supplant or replace normal public functions and services in the proposed Project Area and Increment Districts.
6. Tax increment financing will be used in conjunction with existing programs and efforts and other locally implemented economic development efforts.
7. The Project Plan emphasizes conservation, preservation, and rehabilitation.

B. Findings Regarding Financial Impact on the Affected Taxing Jurisdictions and Business Activities Within the Proposed Project Area and Increment Districts

1. As described in Section XI of the Project Plan, the anticipated private development will generate tax increments sufficient to pay a substantial portion of the authorized project costs of the project proposed by the Project Plan. Without the Project Plan and Increment Districts, the development described in the Project Plan and the resulting increases in tax revenues would not occur.
2. The development anticipated by the project will not result in a measurable

increase in demand for services by or in costs to the affected taxing jurisdictions, other than Tulsa Public Schools (TPS), which might experience a small increase in demand due to residential development in the Project Area; however, the specific revenue stream provided to TPS under the Project Plan should more than outweigh the costs of such demand, causing TPS to experience a positive impact overall from the project.

3. The public revenue anticipated to result from the development described in the Project Plan includes increased tax revenue beyond the revenues being apportioned to pay Project Costs, as defined in the Project Plan, and includes economic growth and benefits outside the Increment Districts.
4. The economic benefits of the Project Plan for the affected taxing jurisdictions and the community as a whole offset any adverse financial impacts of the Project Plan on the affected taxing jurisdictions.
5. The aggregate impacts on the affected taxing jurisdictions and on business activities from implementation of the Project Plan are positive and include the achievement of the objectives set forth in Section IV of the Project Plan.

Resolution Recommending Approval

NOW, WHEREAS, the Review Committee has reviewed the proposed Project Plan and Increment Districts; and

WHEREAS, the findings of the Review Committee demonstrate that the proposed Project Area and Increment Districts meet the conditions for eligibility; and

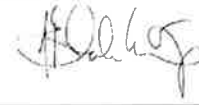
WHEREAS, the findings of the Review Committee demonstrate that the financial impacts on the affected taxing jurisdictions and business activities from implementation of the Project Plan are positive; and

WHEREAS, the findings of the Review Committee demonstrate that approval of the Project Plan is appropriate.

NOW, THEREFORE, BE IT RESOLVED by the Downtown Area Economic Development Project Plan Review Committee that approval of the proposed Downtown Area Economic Development Project Plan, including creation of the proposed Increment Districts, is hereby recommended.

ADOPTED by the Downtown Area Economic Development Project Plan Review Committee this ____ day of _____, 2017, and **SIGNED** by its Chairperson.

APPROVED:



CHAIRPERSON

I, _____, Acting Secretary of the Downtown Area Economic Development Project Plan Review Committee, certify that the foregoing resolution was duly adopted at a special meeting of the Downtown Area Economic Development Project Plan Review Committee, held at City Hall in Tulsa, Oklahoma, on the ____ day of _____, 2017; that said meeting was held in accordance with the Open Meeting Act of the State of Oklahoma; that any notice required to be given of such meeting was properly given; that a quorum was present at all times during such meeting; and that said resolution was adopted by a majority of those present.

ACTING SECRETARY

